

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Canning Drive, Mickleham Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000

&

\$680,000

Median sale price

Median price \$685,000

Property Type House

Suburb Mickleham

Period - From 27/07/2023

to

26/07/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13 Salvia St MICKLEHAM 3064	\$685,500	01/06/2024
2	21 Littlewick Pde MICKLEHAM 3064	\$662,500	26/07/2024
3	60 Docker Cirt MICKLEHAM 3064	\$701,000	13/07/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/07/2024 08:57



4 2 2

Property Type: House
Land Size: 396 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$680,000
Median House Price
27/07/2023 - 26/07/2024: \$685,000

Comparable Properties



13 Salvia St MICKLEHAM 3064 (REI)

Agent Comments

4 2 2

Price: \$685,500
Method:
Date: 01/06/2024
Property Type: House



21 Littlewick Pde MICKLEHAM 3064 (REI)

Agent Comments

4 2 2

Price: \$662,500
Method: Private Sale
Date: 26/07/2024
Property Type: House
Land Size: 400 sqm approx



60 Docker Cirt MICKLEHAM 3064 (REI)

Agent Comments

4 2 2

Price: \$701,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 400 sqm approx

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