

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

4 SUNNYSIDE DRIVE MICKLEHAM VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Land

Suburb

Mickleham

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

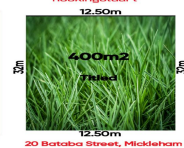
20 BATABA STREET MICKLEHAM VIC 3064	\$430,000	16-Dec-21
47 ALICE AVENUE MICKLEHAM VIC 3064	\$385,000	13-Sep-21

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 6 months.

This Statement of Information was prepared on: 02 February 2023

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hockingstuart
12.50m
400m²
12.50m
20 Bataba Street, Mickleham

**20 BATABA STREET MICKLEHAM
VIC 3064**

Sold Price

\$430,000

Sold Date

16-Dec-21

Distance

0.78km

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**47 ALICE AVENUE MICKLEHAM VIC
3064**

Sold Price

\$385,000

Sold Date

13-Sep-21

Distance

1.88km

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RS = Recent sale UN = Undisclosed Sale

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