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

6 ANISEED STREET 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 \$720,000 & \$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$393,000	Prop	erty type	y type Land		Suburb	Mickleham
Period-from	01 Nov 2023	to	31 Oct 2	2024	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
76 DARWINIA DRIVE MICKLEHAM VIC 3064	\$750,000	15-Dec-23
43 JACKSONIA DRIVE MICKLEHAM VIC 3064	\$725,000	29-Dec-23
58 DARWINIA DRIVE MICKLEHAM VIC 3064	\$756,000	08-Apr-24

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: 29 November 2024





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76 DARWINIA DRIVE MICKLEHAM Sold Price VIC 3064

⇔ 2

\$ 2

\$750,000 Sold Date 15-Dec-23

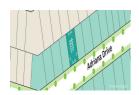
Distance 0.18km



43 JACKSONIA DRIVE MICKLEHAM Sold Price VIC 3064

\$725,000 Sold Date 29-Dec-23

Distance 0.22km



58 DARWINIA DRIVE MICKLEHAM Sold Price VIC 3064

\$756,000 Sold Date **08-Apr-24**

Distance 0.23km

□ 4 **□** 3 **□** -

RS = Recent sale UN

UN = Undisclosed Sale

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