

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 Primrose Crescent, Mickleham Vic 3064

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$682,500

Property Type

House

Suburb

Mickleham

Period - From

01/04/2022

to

30/06/2022

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	8 Fennel St MICKLEHAM 3064	\$660,000	23/06/2022
2	30 Highfield Dr MICKLEHAM 3064	\$650,000	24/03/2022
3	5 Albion Cr MICKLEHAM 3064	\$635,000	21/01/2022

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:

18/07/2022 09:53



 4  2  2

Rooms: 6
Property Type: House
Land Size: 612 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
June quarter 2022: \$682,500

Comparable Properties



8 Fennel St MICKLEHAM 3064 (REI)

Agent Comments

 4  2  2

Price: \$660,000
Method: Auction Sale
Date: 23/06/2022
Property Type: House (Res)
Land Size: 350 sqm approx



30 Highfield Dr MICKLEHAM 3064 (REI/VG)

Agent Comments

 4  2  2

Price: \$650,000
Method: Auction Sale
Date: 24/03/2022
Property Type: House (Res)
Land Size: 350 sqm approx



5 Albion Cr MICKLEHAM 3064 (REI/VG)

Agent Comments

 4  2  2

Price: \$635,000
Method: Private Sale
Date: 21/01/2022
Property Type: House
Land Size: 352 sqm approx

Account - VICPROP