

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

8 Pickering 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

\$629,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Mickleham

Period-from

01 Feb 2019

to

31 Jan 2020

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

22 Rowena Way Mickleham VIC 3064	\$610,000	27-Nov-19
3 Bringa Drive Mickleham VIC 3064	\$610,000	06-Dec-19

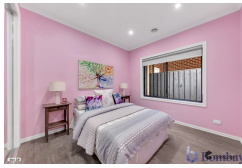
OR

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.

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22 Rowena Way Mickleham VIC 3064

Sold Price **\$610,000** Sold Date **27-Nov-19**

4 2 2

Distance **1.34km**



3 Bringa Drive Mickleham VIC 3064 Sold Price

Sold Date **06-Dec-19**

4 2 2

Distance **1.71km**

RS = Recent sale UN = Undisclosed Sale

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