

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

43 Monomeath Drive, Mickleham Vic 3064

Indicative selling price

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

Range between

\$440,000

&

\$470,000

Median sale price

Median price

\$336,500

Property Type

Vacant land

Suburb

Mickleham

Period - From

06/07/2021

to

05/07/2022

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	19 Bastings Av MICKLEHAM 3064	\$475,000	24/05/2022
2			
3			

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:

06/07/2022 19:36

43 Monomeath Drive, Mickleham Vic 3064



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Indicative Selling Price

\$440,000 - \$470,000

Median Land Price

06/07/2021 - 05/07/2022: \$336,500



Property Type: Land

Land Size: 512 sqm approx

Agent Comments

Comparable Properties



19 Bastings Av MICKLEHAM 3064 (REI)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 24/05/2022

Property Type: Land (Res)

Land Size: 448.06 sqm approx

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.

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