

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

40 DAYBREAK VISTA 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

\$650,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Land

Suburb

Mickleham

Period-from

01 Apr 2022

to

31 Mar 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

4 MELODY WAY MICKLEHAM VIC 3064	\$670,000	05-Jan-23
56 FEATHERWOOD CRESCENT CRAIGIEBURN VIC 3064	\$704,000	01-Apr-23
13 OLEANDER PARADE MICKLEHAM VIC 3064	\$650,000	19-Dec-22

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: 09 April 2023



4 MELODY WAY MICKLEHAM VIC 3064

 4
  2
  2

Sold Price

\$670,000

Sold Date

05-Jan-23

Distance

0.17km


56 FEATHERWOOD CRESCENT CRAIGIEBURN VIC 3064

 4
  2
  2

Sold Price

^{RS} **\$704,000**

Sold Date

01-Apr-23

Distance

0.38km


13 OLEANDER PARADE MICKLEHAM VIC 3064

 4
  2
  2

Sold Price

\$650,000

Sold Date

19-Dec-22

Distance

0.64km


13 ELVIRE ROAD CRAIGIEBURN VIC 3064

 4
  2
  2

Sold Price

\$687,500

Sold Date

15-Feb-23

Distance

0.68km
RS = Recent sale

UN = Undisclosed Sale

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