

## 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

1 WELLAND DRIVE MICKLEHAM VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mickleham

Period-from

01 Jul 2022

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 14 POYNER CIRCUIT MICKLEHAM VIC 3064 | \$785,000 | 04-Apr-23 |
| 8 POPPY STREET MICKLEHAM VIC 3064    | \$780,000 | 14-Feb-23 |
|                                      |           |           |

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: 03 July 2023



**14 POYNER CIRCUIT MICKLEHAM  
VIC 3064**

 4  2  2

Sold Price

**\$785,000**

Sold Date **04-Apr-23**

Distance **0.96km**



**8 POPPY STREET MICKLEHAM VIC  
3064**

 4  2  2

Sold Price

**\$780,000**

Sold Date **14-Feb-23**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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