

## 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

35 Moonlight Way Mickleham VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$560,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$501,500

Property type

House

Suburb

Mickleham

Period-from

01 Nov 2018

to

31 Oct 2019

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

5 Nebula Crescent Mickleham VIC 3064	\$571,000	26-Jun-19
34 Celeste Street Mickleham VIC 3064	\$562,000	18-May-19
28 Primavera Drive Mickleham VIC 3064	\$570,000	25-Oct-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.~~

This Statement of Information was prepared on: 16 November 2019



**5 Nebula Crescent Mickleham VIC 3064**

 4  3  2

Sold Price

**\$571,000**

Sold Date

**26-Jun-19**

Distance

**0.59km**



**34 Celeste Street Mickleham VIC 3064**

 4  2  2

Sold Price

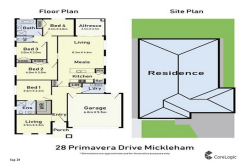
**\$562,000**

Sold Date

**18-May-19**

Distance

**0.64km**



**28 Primavera Drive Mickleham VIC 3064**

 4  2  2

Sold Price

**\$570,000**

Sold Date

**25-Oct-19**

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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