

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 HASSETT WALK 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Mickleham

Period-from

01 Jan 2024

to

31 Dec 2024

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

87 VAUTIER AVENUE MICKLEHAM VIC 3064	\$519,000	22-Oct-24
27 CUMBERLAND DRIVE MICKLEHAM VIC 3064	\$530,000	13-Jan-25

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: 18 January 2025



**87 VAUTIER AVENUE MICKLEHAM
VIC 3064**

3 2 1

Sold Price

\$519,000

Sold Date

22-Oct-24

Distance

1.28km



**27 CUMBERLAND DRIVE
MICKLEHAM VIC 3064**

3 2 2

Sold Price

^{RS} **\$530,000**

Sold Date

13-Jan-25

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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