

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

18 Moncton Way 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$508,750

Property type

House

Suburb

Mickleham

Period-from

01 Jan 2019

to

31 Dec 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

15 Hixon Way Mickleham VIC 3064	\$530,000	07-Aug-19
113 Ellscott Boulevard Mickleham VIC 3064	\$560,000	05-Oct-19
80 Realm Vista Mickleham VIC 3064	\$560,000	21-Aug-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: 15 January 2020


15 Hixon Way Mickleham VIC 3064

Sold Price

\$530,000

Sold Date

07-Aug-19


4



2



2

Distance

0.21km

113 Ellscott Boulevard Mickleham VIC 3064

Sold Price

\$560,000

Sold Date

05-Oct-19


4



2



2

Distance

0.5km

80 Realm Vista Mickleham VIC 3064

Sold Price

Sold Date

21-Aug-19


4



2



2

Distance

0.64km
RS = Recent sale

UN = Undisclosed Sale

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