

## 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

LOT 627 LAREA STREET 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

\$330,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Land

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

LOT 520 LAREA STREET MICKLEHAM VIC 3064	\$327,000	20-Aug-24
LOT 318 BRACEGIRDLE DRIVE MICKLEHAM VIC 3064	\$327,000	26-Aug-24

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: 10 January 2025



**LOT 520 LAREA STREET  
MICKLEHAM VIC 3064**

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Sold Price **\$327,000** Sold Date **20-Aug-24**

Distance **0.05km**



**LOT 318 BRACEGIRDLE DRIVE  
MICKLEHAM VIC 3064**

 3  2  2

Sold Price Sold Date **26-Aug-24**

Distance **0.21km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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