

## 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

7 POPPY 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

or range  
between

\$820,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$698,500

Property type

House

Suburb

Mickleham

Period-from

01 Apr 2022

to

31 Mar 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 15 FENNEL STREET MICKLEHAM VIC 3064   | \$875,000 | 26-Jan-23 |
| 14 TURMERIC AVENUE MICKLEHAM VIC 3064 | \$840,000 | 01-Jan-23 |
| 6 STRAUN ROAD MICKLEHAM VIC 3064      | \$855,000 | 23-Dec-22 |

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: 04 April 2023



**15 FENNEL STREET MICKLEHAM  
VIC 3064**

Sold Price

**\$875,000**

Sold Date

**26-Jan-23**

 4  3  2

Distance

**0.09km**



**14 TURMERIC AVENUE MICKLEHAM  
VIC 3064**

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**01-Jan-23**

 4  2  2

Distance

**0.44km**



**6 STRAUN ROAD MICKLEHAM VIC  
3064**

Sold Price

**\$855,000**

Sold Date

**23-Dec-22**

 4  2  2

Distance

**1.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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