

## 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

15 Mountain View Lane 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

\$2,800,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Mickleham

Period-from

01 Sep 2020

to

31 Aug 2021

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 570 Mt Ridley Road Mickleham VIC 3064 | \$2,800,000 | 28-Jul-21 |
|                                       |             |           |
|                                       |             |           |

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.

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**570 Mt Ridley Road Mickleham VIC 3064**

Sold Price

<sup>RS</sup> **\$2,800,000**

Sold Date

**28-Jul-21**

4 2 10

Distance

**4.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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