

# 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 12 Solar Way, Mickleham, VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range

\$670,000

&

\$735,000

### Median sale price

Median price

\$680,000

Property Type

House

Suburb

Mickleham (3064)

Period - From

01/10/2023

to

30/09/2024

Source

PRICEFINDER

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
5 MUSKWOOD DRIVE, MICKLEHAM VIC 3064	\$675,000	03/09/2024
19 NEBULA CRESCENT, MICKLEHAM VIC 3064	\$690,000	14/08/2024
699 GRAND BOULEVARD, MICKLEHAM VIC 3064	\$714,900	25/07/2024

This Statement of Information was prepared on: 22/11/2024