

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

5 Hixon 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2020

to

31 Jul 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

6 Chevery Street Mickleham VIC 3064	\$640,000	24-Apr-21
30 Revelstoke Street Mickleham VIC 3064	\$605,000	26-May-21
13 Trijena Avenue Mickleham VIC 3064	\$600,000	17-Mar-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.~~

This Statement of Information was prepared on: 17 August 2021

Vanessa Bruggink

M 0487127372

E ness@wilsonpartners.com.au**6 Chevery Street Mickleham VIC 3064**

Sold Price

\$640,000

Sold Date

24-Apr-21

4



2



2

Distance

0.1km**30 Revelstoke Street Mickleham VIC 3064**

Sold Price

\$605,000

Sold Date

26-May-21

3



2



2

Distance

0.3km**13 Trijena Avenue Mickleham VIC 3064**

Sold Price

\$600,000

Sold Date

17-Mar-21

4



2



2

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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