

## 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

47 MADURA PROMENADE 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

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$339,000

Property type

Land

Suburb

Mickleham

Period-from

01 Jun 2021

to

31 May 2022

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

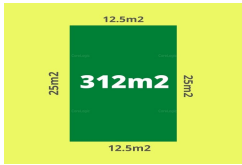
Date of sale

51 POTTER CIRCUIT MICKLEHAM VIC 3064	\$355,000	01-Mar-22
55 VAUTIER AVENUE MICKLEHAM VIC 3064	\$359,900	21-Dec-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: 02 June 2022



## 51 POTTER CIRCUIT MICKLEHAM VIC 3064

Sold Price

**\$355,000**

Sold Date

**01-Mar-22**

 -  - 

Distance

**0.43km**



## 55 VAUTIER AVENUE MICKLEHAM VIC 3064

Sold Price

**\$359,900**

Sold Date

**21-Dec-21**

 -  - 

Distance

**1.95km**

RS = Recent sale

UN = Undisclosed Sale

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