

## 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

11 PRIME 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

\$790,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Mickleham

Period-from

01 Oct 2021

to

30 Sep 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 8 SUNRISE WAY MICKLEHAM VIC 3064         | \$785,000 | 27-Sep-22 |
| 493 GRAND BOULEVARD CRAIGIEBURN VIC 3064 | \$800,000 | 14-May-22 |
| 12 CELESTE STREET MICKLEHAM VIC 3064     | \$900,000 | 04-Jul-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: 06 October 2022


**8 SUNRISE WAY MICKLEHAM VIC 3064**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$785,000** Sold Date **27-Sep-22**

Distance **0.1km**

**493 GRAND BOULEVARD CRAIGIEBURN VIC 3064**

 4
  2
  2

Sold Price

**\$800,000** Sold Date **14-May-22**

Distance **1.2km**

**12 CELESTE STREET MICKLEHAM VIC 3064**

 4
  2
  4

Sold Price

**\$900,000** Sold Date **04-Jul-22**

Distance **0.26km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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