

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

26 Stettler Boulevard 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

\$469,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Mickleham

Period-from

01 Mar 2019

to

29 Feb 2020

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

13 Colwood Avenue Mickleham VIC 3064	\$469,000	07-Jan-20
8 Chambly Drive Mickleham VIC 3064	\$460,000	07-Feb-20
11 Sudbury Street Mickleham VIC 3064	\$465,000	26-Jan-20

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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13 Colwood Avenue Mickleham VIC 3064

Sold Price

\$469,000

Sold Date

07-Jan-20

3

2

2

Distance

0.11km



8 Chambly Drive Mickleham VIC 3064

Sold Price

\$460,000

Sold Date

07-Feb-20

3

2

1

Distance

0.26km



11 Sudbury Street Mickleham VIC 3064

Sold Price

\$465,000

Sold Date

26-Jan-20

3

2

2

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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