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 ANISEED STREET 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	\$720,000	&	\$770,000
Single Price		\$720,000	&	\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$393,000	Prope	erty type	Land		Suburb	Mickleham
Period-from	01 Dec 2023	to	30 Nov 2	2024	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
43 JACKSONIA DRIVE MICKLEHAM VIC 3064	\$725,000	29-Dec-23
58 DARWINIA DRIVE MICKLEHAM VIC 3064	\$756,000	08-Apr-24
54 DARWINIA DRIVE MICKLEHAM VIC 3064	\$740,000	15-Jan-24

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: 04 December 2024





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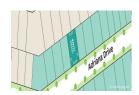
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43 JACKSONIA DRIVE MICKLEHAM Sold Price VIC 3064

aa2

\$725,000 Sold Date 29-Dec-23

Distance 0.19km



58 DARWINIA DRIVE MICKLEHAM Sold Price VIC 3064

\$756,000 Sold Date 08-Apr-24

Distance 0.2km



54 DARWINIA DRIVE MICKLEHAM Sold Price VIC 3064

\$740,000 Sold Date **15-Jan-24**

Distance 0.21km

= 4 ₩ 3 \$ 2

RS = Recent sale

UN = Undisclosed Sale

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