

## 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 SERRANO 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

\$875,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Other

Suburb

Mickleham

Period-from

01 Feb 2024

to

31 Jan 2025

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 SERRANO STREET MICKLEHAM VIC 3064	\$900,000	18-Nov-24
16 WESTGARTH AVENUE MICKLEHAM VIC 3064	\$915,000	21-Aug-24
51 ALEXO ROAD MICKLEHAM VIC 3064	\$855,000	27-Aug-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: 10 February 2025



**8 SERRANO STREET MICKLEHAM VIC 3064**

4 2 2

Sold Price

**\$900,000**

Sold Date

**18-Nov-24**

Distance

**0.06km**



**16 WESTGARTH AVENUE MICKLEHAM VIC 3064**

4 2 2

Sold Price

**\$915,000**

Sold Date

**21-Aug-24**

Distance

**3.96km**



**51 ALEXO ROAD MICKLEHAM VIC 3064**

4 2 2

Sold Price

**\$855,000**

Sold Date

**27-Aug-24**

Distance

**3.09km**

RS = Recent sale

UN = Undisclosed Sale

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