

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

8 HAWKESBURY ROAD 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

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Mickleham

Period-from

01 Mar 2021

to

28 Feb 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

6 GELLIBRAND DRIVE MICKLEHAM VIC 3064	\$621,000	18-Dec-21
5 HIXON WAY MICKLEHAM VIC 3064	\$620,000	21-Sep-21
29 LEMONGRASS DRIVE MICKLEHAM VIC 3064	\$625,000	24-Oct-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: 16 March 2022



6 GELLIBRAND DRIVE MICKLEHAM VIC 3064 Sold Price **\$621,000** Sold Date **18-Dec-21**

3 2 2

Distance **0.55km**



5 HIXON WAY MICKLEHAM VIC 3064 Sold Price **\$620,000** Sold Date **21-Sep-21**

3 2 2

Distance **0.39km**



29 LEMONGRASS DRIVE MICKLEHAM VIC 3064 Sold Price **\$625,000** Sold Date **24-Oct-21**

3 2 2

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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