

## 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 FENWICK PARADE 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

\$800,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Mickleham

Period-from

01 Dec 2023

to

30 Nov 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

18 SEPARATION STREET MICKLEHAM VIC 3064	\$730,000	15-Jun-24
13 HIGHFIELD DRIVE MICKLEHAM VIC 3064	\$640,000	06-Nov-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: 12 December 2024

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## 18 SEPARATION STREET MICKLEHAM VIC 3064

 4  2  2

Sold Price **\$730,000** Sold Date **15-Jun-24**

Distance **0.09km**



## 13 HIGHFIELD DRIVE MICKLEHAM VIC 3064

 4  2  2

Sold Price <sup>RS</sup> **\$640,000** Sold Date **06-Nov-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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