

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode 468 Brookfield Boulevard, Mickleham

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$770,000 & \$820,000

Median sale price

Median price \$667,500 Property type House Suburb Mickleham

Period - From July 2022 to Sept 2022 Source Pricefinder

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 six 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
34 WHITELEAF DR, MICKLEHAM, VIC 3064	\$805,000	16/09/2022
8 SUNRISE WAY, MICKLEHAM, VIC 3064	\$785,000	27/09/2022
15 NEWMARKET PDE, MICKLEHAM, VIC 3064	\$830,000	14/10/2022

This Statement of Information was prepared on:

21.10.2022