

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

4 Bisham 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Mickleham

Period-from

01 Nov 2020

to

31 Oct 2021

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

5 Arlington Park Parade Mickleham VIC 3064	\$560,000	26-Oct-21
12 Oxbow Street Mickleham VIC 3064	\$556,000	07-Oct-21
45 Docker Circuit Mickleham VIC 3064	\$570,000	05-Nov-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: 23 November 2021



5 Arlington Park Parade Mickleham VIC 3064

3 2 1

Sold Price

^{RS} \$560,000

Sold Date

26-Oct-21

Distance

0.21km



12 Oxbow Street Mickleham VIC 3064

3 2 1

Sold Price

\$556,000

Sold Date

07-Oct-21

Distance

1.08km



45 Docker Circuit Mickleham VIC 3064

3 2 1

Sold Price

^{RS} \$570,000

Sold Date

05-Nov-21

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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