

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

13 Janoli 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

\$539,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$287,000

Property type

Land

Suburb

Mickleham

Period-from

01 Apr 2019

to

31 Mar 2020

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

66 Ellscott Boulevard Mickleham VIC 3064	\$578,000	28-Jan-20
1 Haldon Avenue Mickleham VIC 3064	\$557,500	30-Oct-19
7 Straun Road Mickleham VIC 3064	\$545,000	30-Oct-19

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.~~

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**66 Ellscott Boulevard Mickleham
VIC 3064**

4 2 2

Sold Price

\$578,000

Sold Date

28-Jan-20

Distance

0.53km



**1 Haldon Avenue Mickleham VIC
3064**

3 2 2

Sold Price

\$557,500

Sold Date

30-Oct-19

Distance

1.58km



7 Straun Road Mickleham VIC 3064

4 2 2

Sold Price

\$545,000

Sold Date

30-Oct-19

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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