

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

5 SERRANO 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

\$875,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Other

Suburb

Mickleham

Period-from

01 Feb 2024

to

31 Jan 2025

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

8 SERRANO STREET MICKLEHAM VIC 3064	\$900,000	18-Nov-24
16 WESTGARTH AVENUE MICKLEHAM VIC 3064	\$915,000	21-Aug-24
51 ALEXO ROAD MICKLEHAM VIC 3064	\$855,000	27-Aug-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: 10 February 2025



8 SERRANO STREET MICKLEHAM VIC 3064

Sold Price

\$900,000

Sold Date

18-Nov-24



4



2



2

Distance

0.06km



16 WESTGARTH AVENUE MICKLEHAM VIC 3064

Sold Price

\$915,000

Sold Date

21-Aug-24



4



2



2

Distance

3.96km



51 ALEXO ROAD MICKLEHAM VIC 3064

Sold Price

\$855,000

Sold Date

27-Aug-24



4



2



2

Distance

3.09km

RS = Recent sale

UN = Undisclosed Sale

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