

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

24 Heron Drive 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

\$295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$305,000

Property type

Land

Suburb

Mickleham

Period-from

01 Sep 2018

to

31 Aug 2019

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

| | | |
|------------------------------------|-----------|-----------|
| 3 Oasis Avenue Mickleham VIC 3064 | \$340,000 | 15-Jan-19 |
| 8 Letson Street Mickleham VIC 3064 | \$290,000 | 24-Jun-19 |
| 16 Hythe Place Mickleham VIC 3064 | \$295,000 | 06-May-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.~~

This Statement of Information was prepared on: 18 September 2019



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| | | | | |
|--|------------|------------------|-----------|------------------|
| 3 Oasis Avenue Mickleham VIC 3064 | Sold Price | \$340,000 | Sold Date | 15-Jan-19 |
| - - - | | | Distance | 0.21km |

| | | | | |
|---|------------|------------------|-----------|------------------|
| 8 Letson Street Mickleham VIC 3064 | Sold Price | \$290,000 | Sold Date | 24-Jun-19 |
| 4 2 - | | | Distance | 0.26km |

| | | | | |
|--|------------|------------------|-----------|------------------|
| 16 Hythe Place Mickleham VIC 3064 | Sold Price | \$295,000 | Sold Date | 06-May-19 |
| - - - | | | Distance | 0.48km |

RS = Recent sale UN = Undisclosed Sale

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