

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

2 Hanover Way 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

\$440,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Other

Suburb

Mickleham

Period-from

01 Nov 2019

to

31 Oct 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

Address of comparable property	Price	Date of sale
46 Nightingale Road Mickleham VIC 3064	\$462,000	29-Jul-20

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: 12 November 2020

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**46 Nightingale Road Mickleham VIC Sold Price
3064****\$462,000 Sold Date 29-Jul-20**

3 2 2

Distance **0.48km****RS** = Recent sale**UN** = Undisclosed Sale

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