

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 Hickory Road 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2020

to

31 Jul 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

7 Hickory Road Mickleham VIC 3064	\$685,000	18-May-21
25 Primavera Drive Mickleham VIC 3064	\$740,000	07-Aug-21
57 Trillium Boulevard Mickleham VIC 3064	\$710,000	27-Mar-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: 30 August 2021



7 Hickory Road Mickleham VIC 3064

4 2 2

Sold Price **\$685,000** Sold Date **18-May-21**

Distance **0.06km**



25 Primavera Drive Mickleham VIC 3064

4 2 2

Sold Price ^{RS} **\$740,000** Sold Date **07-Aug-21**

Distance **0.69km**



57 Trillium Boulevard Mickleham VIC 3064

4 2 2

Sold Price **\$710,000** Sold Date **27-Mar-21**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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