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

57 Docker Circuit 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	\$480,000	&	\$528,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$613,000	Prope	erty type House		Suburb	Mickleham	
Period-from	01 Feb 2021	to	31 Jan 2	2022	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.

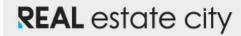
Address of comparable property	Price	Date of sale
10 Chambly Drive Mickleham VIC 3064	\$520,000	06-Oct-21
6 Blainville Entrance Mickleham VIC 3064	\$515,000	10-Oct-21
35 Yarradale Drive Mickleham VIC 3064	\$520,000	13-Nov-21

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: 02 February 2022





mohammed mahfouz P 03 9308 2371

M 0402297595

E mohammed@realestatecity.com.au



10 Chambly Drive Mickleham VIC 3064

Sold Price

\$520,000 Sold Date 06-Oct-21

Distance

0.8km



6 Blainville Entrance Mickleham VIC Sold Price

\$515,000 Sold Date 10-Oct-21

3064

二 3 ₽ 2

□ 3

Distance

0.98km



35 Yarradale Drive Mickleham VIC Sold Price 3064

\$520,000 Sold Date 13-Nov-21

■ 3 ₾ 2 \$ 1 Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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