

Property Price Statement – Instructions

Single residential property located in the Melbourne metropolitan area

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Property Price Statement**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address10 Appleton Avenue, Mickleham VIC 3064

Key features of the property

Building Type	# of	# of	# of car	Internal	Total land
HOUSE	4	2	2		448

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price\$

or

Range between\$ 870,000&\$ 920,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section. *[Insert N/A if the property is not to be sold by auction or fixed-date sale]*

Seller's reserve price\$

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price\$704,500

Property typeHOUSE

SuburbMickleham

Period: from1 / OCTOBERto30 / SEPT / 2026

SourceCotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[Insert N/A in blank sections]

Comparable property 1

Address		Sale price		Date of sale	
6 PEANUT		885000.00000		11 / May / 2026	

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor	Total land size
House	4	2	2		512 m ²

Comparable property 2

Address		Sale price		Date of sale	
18		895000.00000		12 / May / 2026	

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor	Total land size
House	5	3	2		512 m ²

Comparable property 3

Address		Sale price		Date of sale	

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor	Total land size

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[Insert N/A if there were three comparable properties]

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Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	
Unconditional sale date	