

## 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

16 MARTINSHAW ROAD MICKLEHAM VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$399,000

Property type

Land

Suburb

Mickleham

Period-from

01 Jun 2023

to

31 May 2024

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

171 FOREST RED GUM DRIVE MICKLEHAM VIC 3064	\$710,000	05-Jun-24
19 PAPRIKA PARADE MICKLEHAM VIC 3064	\$755,000	03-Apr-24

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: 15 June 2024



**171 FOREST RED GUM DRIVE  
MICKLEHAM VIC 3064**

 4  2  2

Sold Price

<sup>RS</sup>

**\$710,000**

Sold Date

**05-Jun-24**

Distance

**1.44km**



**19 PAPRIKA PARADE MICKLEHAM  
VIC 3064**

 4  2  2

Sold Price

**\$755,000**

Sold Date

**03-Apr-24**

Distance

**1.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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