

## 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

20 YARRADALE DRIVE 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,500

Property type

House

Suburb

Mickleham

Period-from

01 Jul 2023

to

30 Jun 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

5 JOLIMONT AVENUE MICKLEHAM VIC 3064	\$675,000	24-Mar-24
12 URQUHART STREET MICKLEHAM VIC 3064	\$700,000	29-May-24
43 BRABOURNE STREET MICKLEHAM VIC 3064	\$699,900	05-Feb-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: 01 July 2024

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**5 JOLIMONT AVENUE MICKLEHAM VIC 3064**

4 2 2

Sold Price

**\$675,000**Sold Date **24-Mar-24**Distance **0.54km****12 URQUHART STREET MICKLEHAM VIC 3064**

4 2 2

Sold Price

**RS \$700,000**Sold Date **29-May-24**Distance **0.74km****43 BRABOURNE STREET MICKLEHAM VIC 3064**

4 2 2

Sold Price

**\$699,900**Sold Date **05-Feb-24**Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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