

STATEMENT OF INFORMATION

39 UPTHORPE WAY, MICKLEHAM, VIC 3064

PREPARED BY CON PEDIS, HARCOURTS HUME, PHONE: 0413123643

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



39 UPTHORPE WAY, MICKLEHAM, VIC

4 2 2

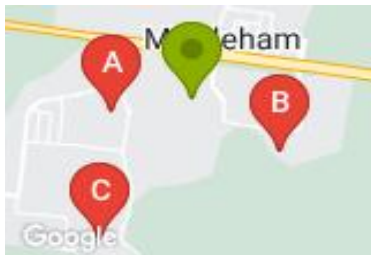
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$570,000 to \$599,000

Provided by: Con Pedis, Harcourts Hume

MEDIAN SALE PRICE



MICKLEHAM, VIC, 3064

Suburb Median Sale Price (House)

\$680,000

01 July 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



15 ALDERGROVE PDE, MICKLEHAM, VIC 3064

4 2 2

Sale Price

\$610,000

Sale Date: 25/09/2023

Distance from Property: 530m



14 CHARNWOOD ST, MICKLEHAM, VIC 3064

3 2 2

Sale Price

\$570,000

Sale Date: 26/09/2023

Distance from Property: 690m



1 HURKETT ST, MICKLEHAM, VIC 3064

4 2 2

Sale Price

\$590,000

Sale Date: 12/01/2024

Distance from Property: 1.2km



This report has been compiled on 18/02/2024 by Harcourts Hume. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

39 UPTHORPE WAY, MICKLEHAM, VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$570,000 to \$599,000

Median sale price

Median price

\$680,000

Property type

House

Suburb

MICKLEHAM

Period

01 July 2023 to 31 December 2023

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

15 ALDERGROVE PDE, MICKLEHAM, VIC 3064	\$610,000	25/09/2023
14 CHARNWOOD ST, MICKLEHAM, VIC 3064	\$570,000	26/09/2023
1 HURKETT ST, MICKLEHAM, VIC 3064	\$590,000	12/01/2024

This Statement of Information was prepared on:

18/02/2024