

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

4 FENNEL STREET 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

\$649,000

&

\$713,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,500

Property type

House

Suburb

Mickleham

Period-from

01 May 2023

to

30 Apr 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

3 NUTMEG AVENUE MICKLEHAM VIC 3064	\$665,000	01-May-24
150 BROSSARD ROAD MICKLEHAM VIC 3064	\$709,000	25-Jan-23
19 HAZEL WAY MICKLEHAM VIC 3064	\$691,000	11-Nov-22

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: 06 May 2024



3 NUTMEG AVENUE MICKLEHAM VIC 3064

Sold Price

^{RS}

\$665,000

Sold Date

01-May-24

 3  2  2

Distance

0.17km



150 BROSSARD ROAD MICKLEHAM VIC 3064

Sold Price

\$709,000

Sold Date

25-Jan-23

 4  2  2

Distance

0.21km



19 HAZEL WAY MICKLEHAM VIC 3064

Sold Price

\$691,000

Sold Date

11-Nov-22

 4  2  2

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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