

## 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 TANGELO STREET 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

\$830,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,500

Property type

House

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

4 POPPY STREET MICKLEHAM VIC 3064	\$850,000	29-Jun-23
15 FENNEL STREET MICKLEHAM VIC 3064	\$875,000	26-Jan-23
29 POYNER CIRCUIT MICKLEHAM VIC 3064	\$840,000	15-May-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: 25 June 2024



**4 POPPY STREET MICKLEHAM VIC 3064**

Sold Price

**\$850,000**

Sold Date

**29-Jun-23**

 4  2  2

Distance

**0.17km**



**15 FENNEL STREET MICKLEHAM VIC 3064**

Sold Price

**\$875,000**

Sold Date

**26-Jan-23**

 4  3  2

Distance

**0.21km**



**29 POYNER CIRCUIT MICKLEHAM VIC 3064**

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**15-May-24**

 4  3  2

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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