

## 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

44 LATCHFORD 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

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$678,000

Property type

House

Suburb

Mickleham

Period-from

01 Feb 2023

to

31 Jan 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

220 FOREST RED GUM DRIVE MICKLEHAM VIC 3064	\$500,000	06-Nov-23
6 CHAMBLY DRIVE MICKLEHAM VIC 3064	\$522,000	29-Jul-23
35 YARRADALE DRIVE MICKLEHAM VIC 3064	\$530,000	13-Dec-23

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: 27 February 2024



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

 4  2  -

Sold Price **\$500,000** Sold Date **06-Nov-23**

Distance **0.29km**



**6 CHAMBLY DRIVE MICKLEHAM  
VIC 3064**

 3  2  1

Sold Price **\$522,000** Sold Date **29-Jul-23**

Distance **0.6km**



**35 YARRADALE DRIVE  
MICKLEHAM VIC 3064**

 3  2  1

Sold Price **\$530,000** Sold Date **13-Dec-23**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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