

## 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

47 HUNTINGTOWER AVENUE 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

\$600,000

&

\$650,000

### 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

5 BEACONSFIELD DRIVE MICKLEHAM VIC 3064	\$610,000	17-Apr-24
3 CYGNET WAY MICKLEHAM VIC 3064	\$600,000	06-Feb-24
43 MADURA PROMENADE MICKLEHAM VIC 3064	\$620,000	13-Jun-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: 16 June 2024



## 5 BEACONSFIELD DRIVE MICKLEHAM VIC 3064

4 2 2

Sold Price **\$610,000** Sold Date **17-Apr-24**

Distance **0.27km**



## 3 CYGNET WAY MICKLEHAM VIC 3064

4 2 -

Sold Price **\$600,000** Sold Date **06-Feb-24**

Distance **0.67km**



## 43 MADURA PROMENADE MICKLEHAM VIC 3064

4 2 2

Sold Price <sup>RS</sup> **\$620,000** <sup>UN</sup> Sold Date **13-Jun-24**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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