

# 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

6 Herridge 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)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$680,500 Property Type House Suburb Mickleham

Period - From 14/02/2023 to 13/02/2024 Source REIV

### 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 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
1	23 Thornaby Dr MICKLEHAM 3064	\$620,000	23/12/2023
2	4 Clowes St MICKLEHAM 3064	\$612,000	08/01/2024
3	1 Hurkett St MICKLEHAM 3064	\$590,000	23/01/2024

**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 six months.~~

This Statement of Information was prepared on:

14/02/2024 09:22



**Property Type:** Land  
**Land Size:** 312 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median House Price**  
14/02/2023 - 13/02/2024: \$680,500

## Comparable Properties



**23 Thornaby Dr MICKLEHAM 3064 (REI)**

**Agent Comments**



**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 23/12/2023  
**Property Type:** House (Res)  
**Land Size:** 353 sqm approx



**4 Clowes St MICKLEHAM 3064 (REI/VG)**

**Agent Comments**



**Price:** \$612,000  
**Method:** Private Sale  
**Date:** 08/01/2024  
**Property Type:** House  
**Land Size:** 402 sqm approx



**1 Hurkett St MICKLEHAM 3064 (REI)**

**Agent Comments**



**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 23/01/2024  
**Property Type:** House  
**Land Size:** 403 sqm approx

**Account - Jellis Craig | P: 03 94321444**