

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

7 LYNNWOOD DRIVE 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,000

Property type

Land

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

12 DALGETY STREET MICKLEHAM VIC 3064	\$393,000	01-Mar-24
8 DALGETY STREET MICKLEHAM VIC 3064	\$393,000	02-Feb-24
8 FLOCKHART STREET MICKLEHAM VIC 3064	\$393,000	06-Feb-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.~~

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**12 DALGETY STREET MICKLEHAM
VIC 3064**

- - -

Sold Price

\$393,000

Sold Date **01-Mar-24**

Distance **0.2km**



**8 DALGETY STREET MICKLEHAM
VIC 3064**

4 2 -

Sold Price

Sold Date **02-Feb-24**

Distance **0.2km**



**8 FLOCKHART STREET
MICKLEHAM VIC 3064**

4 2 -

Sold Price

Sold Date **06-Feb-24**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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