

## 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 Puckle 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

\$540,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,850

Property type

House

Suburb

Mickleham

Period-from

01 Jul 2019

to

30 Jun 2020

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 Jacka Street Mickleham VIC 3064      | \$545,000 | 20-Jun-20 |
| 6 Edson Road Mickleham VIC 3064        | \$535,000 | 03-Mar-20 |
| 10 McCracken Avenue Mickleham VIC 3064 | \$560,000 | 27-Apr-20 |

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: 21 July 2020



**5 Jacka Street Mickleham VIC 3064** Sold Price **\$545,000** Sold Date **20-Jun-20**

 4  2  2

Distance **0.42km**



**6 Edson Road Mickleham VIC 3064** Sold Price **\$535,000** Sold Date **03-Mar-20**

 3  2  2

Distance **0.8km**



**10 McCracken Avenue Mickleham VIC 3064** Sold Price **\$560,000** Sold Date **27-Apr-20**

 4  2  2

Distance **0.38km**



**37 Heron Drive Mickleham VIC 3064** Sold Price **\$525,000** Sold Date **15-Apr-20**

 3  2  2

Distance **1.2km**



**77 Ellscott Boulevard Mickleham VIC 3064** Sold Price **\$568,000** Sold Date **14-Jan-20**

 4  2  2

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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