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	25 Hartney Avenue, Mickleham Vic 3064
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$930,000 & \$970,000	Range between	\$930,000	&	\$970,000
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Median sale price

Median price	\$691,000	Pro	perty Type	House		Suburb	Mickleham
Period - From	01/07/2024	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	13 Canning Dr MICKLEHAM 3064	\$935,000	05/07/2024
2	16 Monomeath Dr MICKLEHAM 3064	\$970,000	01/07/2024
3	29 Willsmere Way MICKLEHAM 3064	\$931,500	07/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/12/2024 11:20





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Indicative Selling Price \$930,000 - \$970,000 Median House Price September quarter 2024: \$691,000





Property Type: House (Res) **Land Size:** 576 sqm approx

Agent Comments

Comparable Properties



13 Canning Dr MICKLEHAM 3064 (VG)

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Agent Comments

Price: \$935,000 Method: Sale Date: 05/07/2024

Property Type: House (Res) **Land Size:** 687 sqm approx



16 Monomeath Dr MICKLEHAM 3064 (REI/VG)

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Agent Comments

Price: \$970,000 Method: Private Sale Date: 01/07/2024 Property Type: House Land Size: 677 sqm approx



29 Willsmere Way MICKLEHAM 3064 (REI/VG)

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Price: \$931,500 Method: Private Sale Date: 07/06/2024 Property Type: House Land Size: 544 sqm approx Agent Comments

Account - Step Up Property





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