

# 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

25 Hartney 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)

Range between \$930,000 & \$970,000

### Median sale price

Median price \$691,000 Property 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	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 comparable properties 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



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

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

## Comparable Properties



**13 Canning Dr MICKLEHAM 3064 (VG)**

**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)**

**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)**

**Agent Comments**



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

Account - Step Up Property