

## 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

12 NIGHTINGALE ROAD 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

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Mickleham

Period-from

01 May 2021

to

30 Apr 2022

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

7 BANGALORE WAY MICKLEHAM VIC 3064	\$666,000	31-Mar-22
4 ALFRED ROAD MICKLEHAM VIC 3064	\$675,000	15-Jan-22
30 ALEXO ROAD MICKLEHAM VIC 3064	\$700,000	20-Mar-22

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: 18 May 2022

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**7 BANGALORE WAY MICKLEHAM VIC 3064**

4 2 2

Sold Price

<sup>RS</sup> **\$666,000**

Sold Date

**31-Mar-22**

Distance

**0.3km**



**4 ALFRED ROAD MICKLEHAM VIC 3064**

4 2 2

Sold Price

**\$675,000**

Sold Date

**15-Jan-22**

Distance

**0.63km**



**30 ALEXO ROAD MICKLEHAM VIC 3064**

4 2 2

Sold Price

**\$700,000**

Sold Date

**20-Mar-22**

Distance

**1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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