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

9 Barnato Street 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	or range between	\$670,000	&	\$720,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$545,000	Prope	erty type		House	Suburb	Mickleham
Period-from	01 Aug 2019	to	31 Jul 2	020	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 Newmarket Parade Mickleham VIC 3064	\$663,000	16-Apr-20
12 Northall Road Mickleham VIC 3064	\$680,000	14-Mar-20
18 Whiteleaf Drive Mickleham VIC 3064	\$685,000	08-Jun-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.

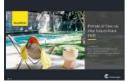
This Statement of Information was prepared on: 17 August 2020



consumer.vic.gov.au



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(ne og ethors	5 Newmarket Parade Mickleham VIC 3064		Sold Price	\$663,000	Sold Date	16-Apr-20	
6	昌 4	2	⇔ 2			Distance	0.87km



	12 Northall Road Mickleham VIC 3064		Sold Price	\$680,000	Sold Date	14-Mar-20	
E.	圔 4	2	ç⇒ 2			Distance	1.16km



1	18 Whi [.] 3064	teleaf D	rive Mickleham VIC	Sold Price	^{RS} \$685,000	Sold Date	08-Jun-20
	酉 4	2	ve Mickleham VIC			Distance	1.21km



20 Whiteleaf Drive Mickleham VIC 3064			Sold Price	\$705,000	Sold Date	24-May-20
酉 4	2	ç⇒ 2			Distance	1.22km

Acc Wysie	91 Alex	o Road	Mickleham VIC 3064	Sold Price	^{RS} \$665,000	Sold Date	29-Jul-20
Due to government guidelines, viewings of this property and by private apochminent only	圔 4	3				Distance	1.49km



10 Poppy Street Mickleham VIC 3064			Sold Price	\$695,000	Sold Date	18-Feb-20
酉 4	2	ç⇒ 2			Distance	1.75km

RS = Recent sale UN = Undisclosed Sale

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 27 Birdsong Avenue Mickleham VIC Sold Price
 \$630,000 Sold Date 22-Feb-20

 3064
 Sold Price

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Distance 4.09km

RS = Recent sale UN = Undisclosed Sale

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