

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

Brand new 4-bedroom, 2-Bathroom, 2 Car garage 365sqm of land
23sqm home 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

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$387,000

Property type

Land

Suburb

Mickleham

Period-from

01 Aug 2023

to

31 Jul 2024

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

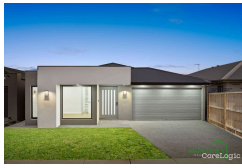
Date of sale

23 GLADSTONE STREET MICKLEHAM VIC 3064	\$735,000	05-Nov-23
19 CYGNET WAY MICKLEHAM VIC 3064	\$750,000	07-Aug-23
120 ST GEORGES BOULEVARD MICKLEHAM VIC 3064	\$790,000	03-Aug-23

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: 30 August 2024



23 GLADSTONE STREET MICKLEHAM VIC 3064

4 2 2

Sold Price **\$735,000** Sold Date **05-Nov-23**

Distance **0.08km**



19 CYGNET WAY MICKLEHAM VIC 3064

4 2 2

Sold Price **\$750,000** Sold Date **07-Aug-23**

Distance **0.17km**



120 ST GEORGES BOULEVARD MICKLEHAM VIC 3064

4 2 2

Sold Price **\$790,000** Sold Date **03-Aug-23**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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