

## 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

26 CAMBERWELL PARADE MICKLEHAM VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Mickleham

Period-from

01 Sep 2022

to

31 Aug 2023

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

10 MACARTHUR WAY MICKLEHAM VIC 3064	\$525,000	29-Oct-22
53 DOCKER CIRCUIT MICKLEHAM VIC 3064	\$535,000	07-Dec-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 September 2023



**10 MACARTHUR WAY MICKLEHAM  
VIC 3064**

Sold Price

**\$525,000**

Sold Date

**29-Oct-22**



3



2



1

Distance

**0.32km**



**53 DOCKER CIRCUIT MICKLEHAM  
VIC 3064**

Sold Price

**\$535,000**

Sold Date

**07-Dec-22**



3



2



1

Distance

**0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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