

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

6 Gellibrand Drive 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

\$610,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Mickleham

Period-from

01 Oct 2020

to

30 Sep 2021

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

1 Coldfall Way Mickleham VIC 3064	\$595,000	27-May-21
10 Camrose Street Mickleham VIC 3064	\$600,000	17-Jun-21
4 Potter Circuit Mickleham VIC 3064	\$593,000	07-Sep-21

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.~~

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Chad Gamage
P (03) 8457 8468
M 0424 876 263
E chad@mannestateagents.com.au



1 Coldfall Way Mickleham VIC 3064 Sold Price **\$595,000** Sold Date **27-May-21**

4 2 1

Distance **0.65km**



10 Camrose Street Mickleham VIC 3064 Sold Price **\$600,000** Sold Date **17-Jun-21**

4 - -

Distance **0.62km**



4 Potter Circuit Mickleham VIC 3064 Sold Price **\$593,000** Sold Date **07-Sep-21**

2 2 2

Distance **1.21km**



114 Brossard Road Mickleham VIC 3064 Sold Price **\$600,000** Sold Date **14-Apr-21**

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Distance **1.19km**

RS = Recent sale **UN** = Undisclosed Sale

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