

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

84 ELLSCOTT BOULEVARD 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,500

Property type

House

Suburb

Mickleham

Period-from

01 Jun 2022

to

31 May 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

219 FOREST RED GUM DRIVE MICKLEHAM VIC 3064	\$820,000	03-May-23
28 BRABOURNE STREET MICKLEHAM VIC 3064	\$700,000	20-May-23
25 BRABOURNE STREET MICKLEHAM VIC 3064	\$840,000	15-Apr-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: 03 June 2023



**219 FOREST RED GUM DRIVE
MICKLEHAM VIC 3064**

4 2 2

Sold Price

^{RS} **\$820,000**

Sold Date **03-May-23**

Distance **0.28km**



**28 BRABOURNE STREET
MICKLEHAM VIC 3064**

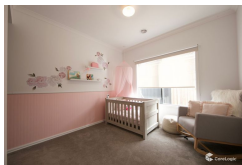
4 2 2

Sold Price

^{RS} **\$700,000** ^{UN}

Sold Date **20-May-23**

Distance **0.43km**



**25 BRABOURNE STREET
MICKLEHAM VIC 3064**

4 2 2

Sold Price

^{RS} **\$840,000**

Sold Date **15-Apr-23**

Distance **0.38km**



**54 BOTWOOD STREET
MICKLEHAM VIC 3064**

4 2 2

Sold Price

^{RS} **\$622,000**

Sold Date **17-May-23**

Distance **0.48km**



**49 HARFIELD AVENUE
MICKLEHAM VIC 3064**

4 2 2

Sold Price

\$750,000

Sold Date **09-Apr-23**

Distance **0.77km**



**150 BROSSARD ROAD MICKLEHAM
VIC 3064**

4 2 2

Sold Price

\$709,000

Sold Date **25-Jan-23**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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14 TURMERIC AVENUE MICKLEHAM VIC 3064 Sold Price **\$840,000** Sold Date **01-Feb-23**

4 2 2

Distance **0.83km**



6 POPPY STREET MICKLEHAM VIC 3064 Sold Price ^{RS} **\$778,000** Sold Date **15-Apr-23**

4 2 2

Distance **0.95km**



8 POPPY STREET MICKLEHAM VIC 3064 Sold Price **\$780,000** Sold Date **14-Feb-23**

4 2 2

Distance **0.96km**



7 POPPY STREET MICKLEHAM VIC 3064 Sold Price ^{RS} **\$820,000** Sold Date **22-May-23**

4 2 2

Distance **1km**

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

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