

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

58 ROSEBURN AVENUE 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

\$570,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Land

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

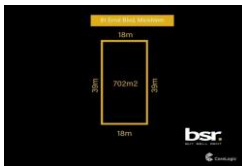
81 ERROL BOULEVARD MICKLEHAM VIC 3064	\$610,000	29-Apr-22
11 KONNER WAY MICKLEHAM VIC 3064	\$701,000	27-Oct-22
58 ERROL BOULEVARD MICKLEHAM VIC 3064	\$840,000	12-Aug-22

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: 30 June 2023

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81 ERROL BOULEVARD
MICKLEHAM VIC 3064

Sold Price \$610,000 Sold Date 29-Apr-22

5 5 -

Distance 0.67km



11 KONNER WAY MICKLEHAM VIC
3064

Sold Price \$701,000 Sold Date 27-Oct-22

- - -

Distance 0.93km



58 ERROL BOULEVARD
MICKLEHAM VIC 3064

Sold Price \$840,000 Sold Date 12-Aug-22

4 2 2

Distance 0.87km

RS = Recent sale UN = Undisclosed Sale

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