

## 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

38 MEAFORD STREET 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

\$655,000

&

\$720,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Mickleham

Period-from

01 Jan 2023

to

31 Dec 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

5 ONOWAY APPROACH MICKLEHAM VIC 3064	\$710,000	23-Sep-23
70 REALM VISTA MICKLEHAM VIC 3064	\$720,000	25-Oct-23
209 FOREST RED GUM DRIVE MICKLEHAM VIC 3064	\$720,000	17-Oct-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: 16 January 2024


**5 ONOWAY APPROACH  
MICKLEHAM VIC 3064**

 4
  2
  2

Sold Price **\$710,000** Sold Date **23-Sep-23**

Distance **0.2km**


**70 REALM VISTA MICKLEHAM VIC  
3064**

 4
  2
  2

Sold Price **\$720,000** Sold Date **25-Oct-23**

Distance **0.31km**


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

 4
  2
  2

Sold Price Sold Date **17-Oct-23**

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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