

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

5 OXBOW STREET 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,375

Property type

House

Suburb

Mickleham

Period-from

01 Sep 2023

to

31 Aug 2024

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

27 BLACKMORE ROAD MICKLEHAM VIC 3064	\$650,000	07-Sep-24
14 PICKERING STREET MICKLEHAM VIC 3064	\$650,000	23-Jul-24
19 HIGHFIELD DRIVE MICKLEHAM VIC 3064	\$650,000	25-Jul-24

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: 10 September 2024


**27 BLACKMORE ROAD
MICKLEHAM VIC 3064**

 4
  2
  2

Sold Price

^{RS} **\$650,000** Sold Date **07-Sep-24**

Distance **1.81km**

**14 PICKERING STREET MICKLEHAM
VIC 3064**

 4
  2
  2

Sold Price

Sold Date **23-Jul-24**

Distance **0.09km**

**19 HIGHFIELD DRIVE MICKLEHAM
VIC 3064**

 4
  2
  2

Sold Price

^{RS} **\$650,000** Sold Date **25-Jul-24**

Distance **1.4km**
RS = Recent sale

UN = Undisclosed Sale

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