

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

46 TRILLIUM 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

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,500

Property type

House

Suburb

Mickleham

Period-from

01 Apr 2022

to

31 Mar 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

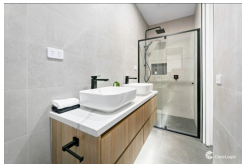
Date of sale

3 HOWRAH STREET CRAIGIEBURN VIC 3064	750000	21-Dec-22
18 ERASMUS AVENUE CRAIGIEBURN VIC 3064	748000	07-Nov-22
38 CALLICOMA STREET MICKLEHAM VIC 3064	715000	16-Dec-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: 10 April 2023



3 HOWRAH STREET CRAIGIEBURN VIC 3064

Sold Price

^{RS}

750000

Sold Date

21-Dec-22

4 2 1

Distance

1.2km



18 ERASMUS AVENUE CRAIGIEBURN VIC 3064

Sold Price

748000

Sold Date

07-Nov-22

4 2 2

Distance

1.2km



38 CALLICOMA STREET MICKLEHAM VIC 3064

Sold Price

715000

Sold Date

16-Dec-22

4 2 1

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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