

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 BABYLON ROAD 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

\$735,000

&

\$774,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Mickleham

Period-from

01 Oct 2022

to

30 Sep 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 BABYLON ROAD MICKLEHAM VIC 3064	\$749,500	04-May-23
60 SUMAR DRIVE MICKLEHAM VIC 3064	\$725,000	08-Apr-23
80 SUMAR DRIVE MICKLEHAM VIC 3064	\$730,000	09-Jun-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: 15 October 2023



3 BABYLON ROAD MICKLEHAM VIC 3064

Sold Price **\$749,500** Sold Date **04-May-23**

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LAND SIZE: 313 SQM APPROX

Distance

0.01km



60 SUMAR DRIVE MICKLEHAM VIC 3064

Sold Price **\$725,000** Sold Date **08-Apr-23**

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LAND SIZE: 294 SQM APPROX

Distance

0.18km



80 SUMAR DRIVE MICKLEHAM VIC 3064

Sold Price **\$730,000** Sold Date **09-Jun-23**

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LAND SIZE: 262 SQM APPROX

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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