

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

18 SEPARATION 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

\$749,000

&

\$823,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,750

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

2 FENWICK PARADE MICKLEHAM VIC 3064	\$787,500	18-Nov-23
120 BALMAIN ROAD MICKLEHAM VIC 3064	\$791,000	23-Nov-23
98 BALMAIN ROAD MICKLEHAM VIC 3064	\$750,000	20-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: 25 September 2024



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**2 FENWICK PARADE MICKLEHAM
VIC 3064**

4 2 2

Sold Price

\$787,500

Sold Date

18-Nov-23

Distance

0.13km



**120 BALMAIN ROAD MICKLEHAM
VIC 3064**

4 2 2

Sold Price

\$791,000

Sold Date

23-Nov-23

Distance

0.26km



**98 BALMAIN ROAD MICKLEHAM
VIC 3064**

4 2 2

Sold Price

\$750,000

Sold Date

20-Jul-24

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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