

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

75 BALMAIN 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Mickleham

Period-from

01 May 2022

to

30 Apr 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

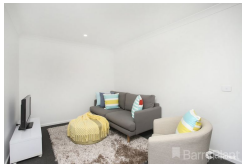
Date of sale

26 ERROL BOULEVARD MICKLEHAM VIC 3064	\$512,000	22-Jan-23
6 CECIL WALK MICKLEHAM VIC 3064	\$525,000	11-Oct-22
19/60-70 CRADLE MOUNTAIN DRIVE CRAIGIEBURN VIC 3064	\$525,000	14-Sep-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: 22 May 2023



**26 ERROL BOULEVARD
MICKLEHAM VIC 3064**

3 2 2

Sold Price **\$512,000** Sold Date **22-Jan-23**

Distance **0.6km**



**6 CECIL WALK MICKLEHAM VIC
3064**

3 2 2

Sold Price **\$525,000** Sold Date **11-Oct-22**

Distance **0.07km**



**19/60-70 CRADLE MOUNTAIN
DRIVE CRAIGIEBURN VIC 3064**

3 2 2

Sold Price Sold Date **14-Sep-22**

Distance **4.96km**

RS = Recent sale

UN = Undisclosed Sale

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