

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

8 COOLANGATTA DRIVE 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Land

Suburb

Mickleham

Period-from

01 Jan 2024

to

31 Dec 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

8 LANGRIDGE WAY MICKLEHAM VIC 3064	\$700,000	28-Oct-24
10 CALLANTINA ROAD MICKLEHAM VIC 3064	\$710,000	14-Dec-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: 28 January 2025



**8 LANGRIDGE WAY MICKLEHAM
VIC 3064**

4 3 2

Sold Price **\$700,000** Sold Date **28-Oct-24**

Distance **0.06km**



**10 CALLANTINA ROAD
MICKLEHAM VIC 3064**

4 3 2

Sold Price **\$710,000** Sold Date **14-Dec-24**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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