

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 CAMROSE 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

House

Suburb

Mickleham

Period-from

01 Jan 2023

to

31 Dec 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

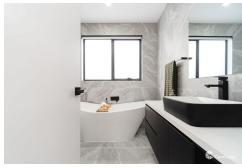
49 LATCHFORD DRIVE MICKLEHAM VIC 3064	\$680,000	09-Nov-23
6 OXBOW STREET MICKLEHAM VIC 3064	\$650,000	02-Oct-23

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: 03 January 2024

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**49 LATCHFORD DRIVE
MICKLEHAM VIC 3064**

4 2 2

Sold Price **\$680,000** Sold Date **09-Nov-23**

Distance **0.36km**



**6 OXBOW STREET MICKLEHAM
VIC 3064**

4 2 2

Sold Price **\$650,000** Sold Date **02-Oct-23**

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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