

## 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

21 CUMBERLAND DRIVE MICKLEHAM VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$402,500

Property type

Land

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 33 POYNER CIRCUIT MICKLEHAM VIC 3064  | \$760,000 | 31-Mar-23 |
| 7 CUMBERLAND DRIVE MICKLEHAM VIC 3064 | \$780,000 | 23-Jan-23 |
| 13 MAWSON STREET MICKLEHAM VIC 3064   | \$770,000 | 03-Apr-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: 04 May 2023



**33 POYNER CIRCUIT MICKLEHAM  
VIC 3064**

 4  2  2

Sold Price

<sup>RS</sup> **\$760,000** Sold Date **31-Mar-23**

Distance **0.08km**



**7 CUMBERLAND DRIVE  
MICKLEHAM VIC 3064**

 4  3  -

Sold Price

**\$780,000** Sold Date **23-Jan-23**

Distance **0.09km**



**13 MAWSON STREET MICKLEHAM  
VIC 3064**

 4  3  2

Sold Price

<sup>RS</sup> **\$770,000** Sold Date **03-Apr-23**

Distance **0.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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