

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

9 GLENFERRIE AVENUE 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

\$689,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,375

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2023

to

31 Jul 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

| | | |
|---|-----------|-----------|
| 60 DOCKER CIRCUIT MICKLEHAM VIC 3064 | \$701,000 | 13-Jul-24 |
| 11 GLENFERRIE AVENUE MICKLEHAM VIC 3064 | \$736,200 | 23-Mar-24 |
| 98 BALMAIN ROAD MICKLEHAM VIC 3064 | \$750,000 | 27-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: 12 August 2024



**60 DOCKER CIRCUIT MICKLEHAM
VIC 3064**

 4  2  2

Sold Price

^{RS} **\$701,000**

Sold Date

13-Jul-24

Distance

0.39km



**11 GLENFERRIE AVENUE
MICKLEHAM VIC 3064**

 4  2  2

Sold Price

\$736,200

Sold Date

23-Mar-24

Distance

0.01km



**98 BALMAIN ROAD MICKLEHAM
VIC 3064**

 4  2  2

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date

27-Jul-24

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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