

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

51 MADURA PROMENADE 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,000

Property type

Land

Suburb

Mickleham

Period-from

01 Jun 2023

to

31 May 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

11 EDSON ROAD MICKLEHAM VIC 3064	\$787,500	03-Feb-24
63 BARKERS CRESCENT MICKLEHAM VIC 3064	\$810,000	09-Mar-24
19 CUMBERLAND DRIVE MICKLEHAM VIC 3064	\$790,000	17-Jan-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.~~

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11 EDSON ROAD MICKLEHAM VIC 3064

Sold Price

\$787,500

Sold Date **03-Feb-24**

 4  3  2

Distance **0.41km**



63 BARKERS CRESCENT MICKLEHAM VIC 3064

Sold Price

\$810,000

Sold Date **09-Mar-24**

 4  3  2

Distance **0.57km**



19 CUMBERLAND DRIVE MICKLEHAM VIC 3064

Sold Price

\$790,000

Sold Date **17-Jan-24**

 4  3  2

Distance **0.59km**

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

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