

STATEMENT OF INFORMATION

43 YARRADALE DRIVE, MICKLEHAM, VIC 3064

PREPARED BY BOMBAY REAL ESTATE PTY LTD, 244 EPPING ROAD WOLLERT



Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 2000.0m from the focus property. The lowest sale price is \$475,000 and the highest sale price is \$545,000 with a median sale price of \$525,000. Days listed ranges from 7 to 54 days with the average currently at 24 days for these selected properties.

2 TARRAGON WAY, MICKLEHAM, VIC 3064

Distance from Property: 2.1km  3  1  1



Property Type: House
Area: 202 m²
Area \$/m²: \$2,351
RPD: 2//PS832635

Sale Price: **\$475,000 (Normal Sale)**
Sale Date: 31/07/2022 Days to Sell: **54 Days**
Last Price: Contact Agent (Under Chg %:
First Price: \$495,000 to \$520,000 Chg %: **-4.0%**

Features:



10 MACARTHUR WAY, MICKLEHAM, VIC 3064

Distance from Property: 461m  3  2  1



Property Type: House
Area: 238 m²
Area \$/m²: \$2,206
RPD: 1321//PS734606

Sale Price: **\$525,000 (Agents Advice - Sale)**
Sale Date: 02/11/2022 Days to Sell: **11 Days**
Last Price: \$520,000 - \$540,000 Chg %: **-2.8%**
First Price: \$520,000 - \$540,000 Chg %:

Features: DECK, IMPROVEMENTS: DISHWASHER, FLOORBOARDS



11 SAVERNAKE RD, MICKLEHAM, VIC 3064

Distance from Property: 837m  3  2  1



Property Type: House
Area: 212 m²
Area \$/m²: \$2,571
RPD: 330//PS705986

Sale Price: **\$545,000 (Normal Sale)**
Sale Date: 24/08/2022 Days to Sell: **7 Days**
Last Price: Call C.SQ Chg %:
First Price: Contact Agent Chg %:

Features: ENSUITE, BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: FLOORBOARDS, INTERNAL LAUNDRY

