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

2 HANOVER WAY 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 \$490,000 & \$530,000	Single Price		or range between	\$490,000	&	\$530,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$695,000	Prop	erty type		House	Suburb	Mickleham
Period-from	01 Oct 2022	to	30 Sep 2	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.

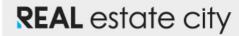
Address of comparable property	Price	Date of sale
75 BALMAIN ROAD MICKLEHAM VIC 3064	\$495,000	13-Jun-23
18 NICK WAY KALKALLO VIC 3064	\$510,000	04-May-23
30 ROWENA WAY MICKLEHAM VIC 3064	\$525,000	03-Oct-23

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: 04 October 2023





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75 BALMAIN ROAD MICKLEHAM VIC 3064

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Sold Price

\$495,000 Sold Date **13-Jun-23**

0.85km Distance



18 NICK WAY KALKALLO VIC 3064 Sold Price

\$510,000 Sold Date 04-May-23

Distance 6.05km



30 ROWENA WAY MICKLEHAM VIC 3064

Sold Price

*\$525,000 Sold Date 03-Oct-23

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Distance 0.64km

RS = Recent sale

UN = Undisclosed Sale

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