

## 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

30 ROWENA WAY MICKLEHAM VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Mickleham

Period-from

01 Sep 2022

to

31 Aug 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

9 HONEYDEW STREET MICKLEHAM VIC 3064	\$501,000	19-Aug-23
5 DURUM WAY MICKLEHAM VIC 3064	\$520,000	27-Aug-23
14 EDSON ROAD MICKLEHAM VIC 3064	\$510,000	01-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: 20 September 2023



**9 HONEYDEW STREET  
MICKLEHAM VIC 3064**

 3  2  1

Sold Price **\$501,000** Sold Date **19-Aug-23**

Distance **4.35km**



**5 DURUM WAY MICKLEHAM VIC  
3064**

 3  2  1

Sold Price <sup>RS</sup> **\$520,000** Sold Date **27-Aug-23**

Distance **1.71km**



**14 EDSON ROAD MICKLEHAM VIC  
3064**

 3  2  1

Sold Price **\$510,000** Sold Date **01-Apr-23**

Distance **0.73km**

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

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