

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

4 CHOMLEY 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

or range
between

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Mickleham

Period-from

01 May 2023

to

30 Apr 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

5 BEAVERS STREET MICKLEHAM VIC 3064	\$767,000	05-Feb-24
11 GLENFERRIE AVENUE MICKLEHAM VIC 3064	\$736,200	23-Mar-24
47 SELKIRK WAY MICKLEHAM VIC 3064	\$786,000	02-Mar-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: 22 May 2024



**5 BEAVERS STREET MICKLEHAM
VIC 3064**

4 2 2

Sold Price

\$767,000

Sold Date **05-Feb-24**

Distance

0.11km



**11 GLENFERRIE AVENUE
MICKLEHAM VIC 3064**

4 2 2

Sold Price

^{RS} **\$736,200**

Sold Date **23-Mar-24**

Distance

0.81km



**47 SELKIRK WAY MICKLEHAM VIC
3064**

4 2 2

Sold Price

\$786,000

Sold Date **02-Mar-24**

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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