

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 SUNRISE 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

\$749,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,000

Property type

House

Suburb

Mickleham

Period-from

01 Feb 2023

to

31 Jan 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

4 REVELSTOKE STREET MICKLEHAM VIC 3064	\$760,000	18-Nov-23
29 CLEVELAND DRIVE CRAIGIEBURN VIC 3064	\$775,000	01-Nov-23
51 COCHRANE AVENUE MICKLEHAM VIC 3064	\$750,000	07-Dec-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: 27 February 2024

**4 REVELSTOKE STREET
MICKLEHAM VIC 3064**

4 2 2

Sold Price **\$760,000** Sold Date **18-Nov-23**Distance **2.84km****29 CLEVELAND DRIVE
CRAIGIEBURN VIC 3064**

4 2 2

Sold Price **\$775,000** Sold Date **01-Nov-23**Distance **3.4km****51 COCHRANE AVENUE
MICKLEHAM VIC 3064**

4 2 2

Sold Price **\$750,000** Sold Date **07-Dec-23**Distance **4.77km**

RS = Recent sale UN = Undisclosed Sale

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