

## 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

43 INKERMAN CRESCENT 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

\$686,000

Property type

House

Suburb

Mickleham

Period-from

01 Dec 2022

to

30 Nov 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

72 ST GEORGES BOULEVARD MICKLEHAM VIC 3064	\$485,000	02-Sep-23
23 MARGARETTA CIRCUIT MICKLEHAM VIC 3064	\$504,000	04-Jul-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: 29 December 2023

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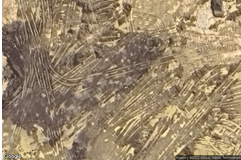


**72 ST GEORGES BOULEVARD  
MICKLEHAM VIC 3064**

Sold Price **\$485,000** Sold Date **02-Sep-23**

- - -

Distance **0.98km**



**23 MARGARETTA CIRCUIT  
MICKLEHAM VIC 3064**

Sold Price **\$504,000** Sold Date **04-Jul-23**

- - -

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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