

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

5 MEAFORD STREET 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Mickleham

Period-from

01 Oct 2022

to

30 Sep 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

5 ALDERGROVE PARADE MICKLEHAM VIC 3064	\$700,000	14-Jun-23
8 CUMBERLAND DRIVE MICKLEHAM VIC 3064	\$682,000	04-Sep-23
27 TOORONGA DRIVE MICKLEHAM VIC 3064	\$683,000	10-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: 25 October 2023



**5 ALDERGROVE PARADE
MICKLEHAM VIC 3064**

 3  2  2

Sold Price **\$700,000** Sold Date **14-Jun-23**

Distance **0.17km**



**8 CUMBERLAND DRIVE
MICKLEHAM VIC 3064**

 3  2  2

Sold Price **\$682,000** Sold Date **04-Sep-23**

Distance **0.89km**



**27 TOORONGA DRIVE MICKLEHAM
VIC 3064**

 3  2  2

Sold Price **\$683,000** Sold Date **10-Jul-23**

Distance **1.78km**

RS = Recent sale UN = Undisclosed Sale

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