

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

6 TURMERIC AVENUE 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Mickleham

Period-from

01 Nov 2022

to

31 Oct 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

8 CUMBERLAND DRIVE MICKLEHAM VIC 3064	\$682,000	04-Sep-23
5 GLENFERRIE AVENUE MICKLEHAM VIC 3064	\$685,000	03-Jul-23
22 BENDIGO STREET MICKLEHAM VIC 3064	\$650,000	10-Oct-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: 22 November 2023



**8 CUMBERLAND DRIVE
MICKLEHAM VIC 3064**

4 2 2

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

Distance **0.57km**



**5 GLENFERRIE AVENUE
MICKLEHAM VIC 3064**

4 2 2

Sold Price **\$685,000** Sold Date **03-Jul-23**

Distance **1.81km**



**22 BENDIGO STREET MICKLEHAM
VIC 3064**

4 2 2

Sold Price ^{RS} **\$650,000** Sold Date **10-Oct-23**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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