

## 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

7 DURUM WAY 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

\$540,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mickleham

Period-from

01 Sep 2022

to

31 Aug 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 DURUM WAY MICKLEHAM VIC 3064	\$520,000	27-Aug-23
45 HOLLINGTON DRIVE MICKLEHAM VIC 3064	\$541,000	09-Jun-23
17 MEAFORD STREET MICKLEHAM VIC 3064	\$545,000	25-Apr-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: 05 September 2023



**5 DURUM WAY MICKLEHAM VIC 3064**

 3  2  1

Sold Price

<sup>RS</sup>

**\$520,000**

Sold Date

**27-Aug-23**

Distance

**0.01km**



**45 HOLLINGTON DRIVE MICKLEHAM VIC 3064**

 3  2  1

Sold Price

**\$541,000**

Sold Date

**09-Jun-23**

Distance

**2.38km**



**17 MEAFORD STREET MICKLEHAM VIC 3064**

 2  2  2

Sold Price

**\$545,000**

Sold Date

**25-Apr-23**

Distance

**1.02km**

RS = Recent sale

UN = Undisclosed Sale

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