

## 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

8 TORRANCE STREET 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

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Mickleham

Period-from

01 May 2023

to

30 Apr 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

3 NUTMEG AVENUE MICKLEHAM VIC 3064	\$665,000	01-May-24
31 SUGARCANE STREET MICKLEHAM VIC 3064	\$660,000	04-Mar-24
28 CALLANTINA ROAD MICKLEHAM VIC 3064	\$675,000	16-Mar-24

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: 18 May 2024



**3 NUTMEG AVENUE MICKLEHAM  
VIC 3064**

3 2 2

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date **01-May-24**

Distance **0.88km**



**31 SUGARCANE STREET  
MICKLEHAM VIC 3064**

3 2 2

Sold Price

**\$660,000**

Sold Date **04-Mar-24**

Distance **1.08km**



**28 CALLANTINA ROAD  
MICKLEHAM VIC 3064**

3 2 2

Sold Price

**\$675,000**

Sold Date **16-Mar-24**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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