

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

LOT **242** GOULD CRESCENT 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

\$423,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,500

Property type

Other

Suburb

Mickleham

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|------------------------------------|-----------|-----------|
| 35 GAMON STREET MICKLEHAM VIC 3064 | \$393,000 | 31-May-23 |
| 29 GAMON STREET MICKLEHAM VIC 3064 | \$391,000 | 17-Nov-22 |
| 28 GAMON STREET MICKLEHAM VIC 3064 | \$424,000 | 02-Nov-22 |

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: 19 April 2024

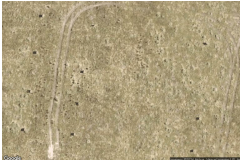


**35 GAMON STREET MICKLEHAM
VIC 3064**

4 2 2

Sold Price **\$393,000** Sold Date **31-May-23**

Distance **0.09km**



**29 GAMON STREET MICKLEHAM
VIC 3064**

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Sold Price **\$391,000** Sold Date **17-Nov-22**

Distance **0.12km**



**28 GAMON STREET MICKLEHAM
VIC 3064**

- - -

Sold Price **\$424,000** Sold Date **02-Nov-22**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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