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 4649 KOOYONGKOOT DRIVE 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	\$313,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$680,500	Prop	erty type	pe Other		Suburb	Mickleham
Period-from	01 May 2023	to	30 Apr 2	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
26 TREMAINE AVENUE MICKLEHAM VIC 3064	\$387,000	05-Jan-24
28 LANGRIDGE WAY MICKLEHAM VIC 3064	\$330,000	06-Feb-24
11 LANGRIDGE WAY MICKLEHAM VIC 3064	\$359,000	21-Mar-24

OR

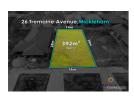
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 06 May 2024





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26 TREMAINE AVENUE MICKLEHAM VIC 3064

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Sold Price

\$387,000 Sold Date 05-Jan-24

0.15km Distance



28 LANGRIDGE WAY MICKLEHAM Sold Price **VIC 3064**

\$330,000 Sold Date 06-Feb-24

Distance 0.65km



11 LANGRIDGE WAY MICKLEHAM VIC 3064

Sold Price

RS \$359,000 Sold Date 21-Mar-24

Distance

0.72km

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□ -

RS = Recent sale UN = Undisclosed Sale

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