

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

9 SUNNYSIDE 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

or range
between

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mickleham

Period-from

01 Jul 2022

to

30 Jun 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 WYUNA WAY MICKLEHAM VIC 3064	\$680,000	19-Jun-23
17 EULINGA STREET MICKLEHAM VIC 3064	\$710,000	21-Apr-23
8 VALETTA STREET MICKLEHAM VIC 3064	\$710,000	23-Jun-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: 02 July 2023


5 WYUNA WAY MICKLEHAM VIC 3064

Sold Price

^{RS} **\$680,000** Sold Date **19-Jun-23**
 4  3  1

Distance **0.08km**

17 EULINGA STREET MICKLEHAM VIC 3064

Sold Price

^{RS} **\$710,000** Sold Date **21-Apr-23**
 4  -  -

Distance **0.1km**

8 VALETTA STREET MICKLEHAM VIC 3064

Sold Price

^{RS} **\$710,000** Sold Date **23-Jun-23**
 4  2  4

Distance **0.13km**
RS = Recent sale

UN = Undisclosed Sale

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