

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

25 SALVIA STREET 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

\$689,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Mickleham

Period-from

01 Dec 2022

to

30 Nov 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

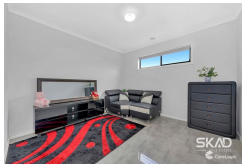
Date of sale

23 SALVIA STREET MICKLEHAM VIC 3064	\$720,000	21-Oct-23
209 FOREST RED GUM DRIVE MICKLEHAM VIC 3064	\$720,000	17-Oct-23
70 REALM VISTA MICKLEHAM VIC 3064	\$720,000	25-Oct-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: 06 December 2023


**23 SALVIA STREET MICKLEHAM
VIC 3064**

Sold Price

^{RS}
\$720,000

Sold Date

21-Oct-23


Distance

0.01km

**209 FOREST RED GUM DRIVE
MICKLEHAM VIC 3064**

Sold Price

\$720,000

Sold Date

17-Oct-23


Distance

0.63km

**70 REALM VISTA MICKLEHAM VIC
3064**

Sold Price

Sold Date

25-Oct-23


Distance

0.87km
RS = Recent sale

UN = Undisclosed Sale

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