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	2/27 CUMBERLAND 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	$520,000	&	$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$677,000	Property type	House	Suburb	Mickleham
Period-from	01 Nov 2023	to	31 Oct 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
5 PIONEER WAY MICKLEHAM VIC 3064	$580,000	21-Jun-24
28 CAMBERWELL PARADE MICKLEHAM VIC 3064	$509,000	25-Jun-24
40 BARKERS CRESCENT MICKLEHAM VIC 3064	$560,000	04-Jul-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: 25 November 2024

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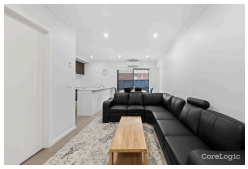


5 PIONEER WAY MICKLEHAM VIC 3064

3 2 1

Sold Price RS $580,000 Sold Date 21-Jun-24

Distance 0.66km



28 CAMBERWELL PARADE MICKLEHAM VIC 3064

3 2 1

Sold Price $509,000 Sold Date 25-Jun-24

Distance 1.9km



40 BARKERS CRESCENT MICKLEHAM VIC 3064

3 2 2

Sold Price $560,000 Sold Date 04-Jul-24

Distance 1.04km

RS = Recent sale **UN** = Undisclosed Sale

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