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<br>Including suburb and postcode | 7 CARDAMON AVENUE 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 | $570,000 | & | $600,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $682,750 | Property type | House | Suburb | Mickleham |
| Period-from | 01 Sep 2023 | to | 31 Aug 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.

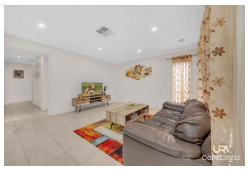
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 26 STETTLER BOULEVARD MICKLEHAM VIC 3064 | $575,000 | 11-Jul-24 |
| 26 RETLAW ROAD MICKLEHAM VIC 3064 | $608,000 | 11-May-24 |
| 29 BROSSARD ROAD MICKLEHAM VIC 3064 | $575,000 | 09-Sep-24 |

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: 30 September 2024

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**26 STETTLER BOULEVARD MICKLEHAM VIC 3064**

3 2 2

Sold Price **$575,000** Sold Date **11-Jul-24**

Distance **1.55km**



**26 RETLAW ROAD MICKLEHAM VIC 3064**

3 2 2

Sold Price **$608,000** Sold Date **11-May-24**

Distance **1.06km**



**29 BROSSARD ROAD MICKLEHAM VIC 3064**

3 2 2

Sold Price RS **$575,000** Sold Date **09-Sep-24**

Distance **1.22km**

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

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