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	3/27 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	$500,000	&	$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$665,000	Property type	House	Suburb	Mickleham
Period-from	01 Feb 2024	to	31 Jan 2025	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
1/27 CUMBERLAND DRIVE MICKLEHAM VIC 3064	$540,000	25-Nov-24
26 BROSSARD ROAD MICKLEHAM VIC 3064	$536,000	28-Oct-24
15 DELSON WAY MICKLEHAM VIC 3064	$503,000	27-Nov-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.~~

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1/27 CUMBERLAND DRIVE MICKLEHAM VIC 3064

3 2 2

Sold Price RS **$540,000** Sold Date **25-Nov-24**

Distance **0km**



26 BROSSARD ROAD MICKLEHAM VIC 3064

3 2 1

Sold Price **$536,000** Sold Date **28-Oct-24**

Distance **0.79km**



15 DELSON WAY MICKLEHAM VIC 3064

3 2 1

Sold Price **$503,000** Sold Date **27-Nov-24**

Distance **1.29km**

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

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