

## 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

20 INKERMAN CRESCENT MICKLEHAM VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$697,000

Property type

House

Suburb

Mickleham

Period-from

01 Mar 2022

to

28 Feb 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

6 ILLAWARA DRIVE MICKLEHAM VIC 3064	\$671,000	06-Nov-22
17 ALFRED ROAD MICKLEHAM VIC 3064	\$635,000	19-Dec-22
29 BLACKMORE ROAD MICKLEHAM VIC 3064	\$655,000	11-Oct-22

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 March 2023



**6 ILLAWARA DRIVE MICKLEHAM VIC 3064**

 3  2  2

Sold Price **\$671,000** Sold Date **06-Nov-22**

Distance **0.38km**



**17 ALFRED ROAD MICKLEHAM VIC 3064**

 4  2  2

Sold Price **\$635,000** Sold Date **19-Dec-22**

Distance **0.63km**



**29 BLACKMORE ROAD MICKLEHAM VIC 3064**

 3  2  2

Sold Price **\$655,000** Sold Date **11-Oct-22**

Distance **0.27km**

RS = Recent sale      UN = Undisclosed Sale

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