

## 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

9 ROCHESTER DRIVE 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

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$674,000

Property type

House

Suburb

Mickleham

Period-from

01 Nov 2021

to

31 Oct 2022

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

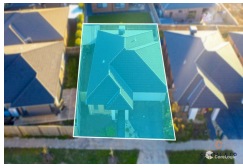
Date of sale

3 ROCHESTER DRIVE MICKLEHAM VIC 3064	\$580,000	30-Jul-22
9 DEGRAVES STREET MICKLEHAM VIC 3064	\$632,500	28-Dec-21
21 BURWOOD STREET MICKLEHAM VIC 3064	\$595,000	11-May-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: 25 November 2022

**3 ROCHESTER DRIVE MICKLEHAM  
VIC 3064**

3 2 2

Sold Price

**\$580,000**

Sold Date

**30-Jul-22**

Distance

**0.04km****9 DEGRAVES STREET MICKLEHAM  
VIC 3064**

3 2 2

Sold Price

**\$632,500**

Sold Date

**28-Dec-21**

Distance

**0.14km****21 BURWOOD STREET MICKLEHAM  
VIC 3064**

3 2 2

Sold Price

**\$595,000**

Sold Date

**11-May-22**

Distance

**0.2km**

RS = Recent sale

UN = Undisclosed Sale

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