

## 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

10 BIRDSONG AVENUE 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2022

to

31 Jul 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

8 CARRINGTON DRIVE MICKLEHAM VIC 3064	\$775,000	14-Aug-23
22 FALKLAND ROAD CRAIGIEBURN VIC 3064	\$745,000	15-Jun-23
510 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$700,000	01-Jul-23

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: 16 August 2023



**8 CARRINGTON DRIVE  
 MICKLEHAM VIC 3064**

4 2 2

Sold Price <sup>RS</sup> **\$775,000** Sold Date **14-Aug-23**

Distance **4.07km**



**22 FALKLAND ROAD  
 CRAIGIEBURN VIC 3064**

4 2 2

Sold Price **\$745,000** Sold Date **15-Jun-23**

Distance **1.54km**



**510 GRAND BOULEVARD  
 CRAIGIEBURN VIC 3064**

4 2 2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **01-Jul-23**

Distance **1.13km**

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

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