

## 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

13 GOLDINGTON STREET 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

\$849,999

&

\$934,998

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Mickleham

Period-from

01 May 2023

to

30 Apr 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 21 THORNABY DRIVE MICKLEHAM VIC 3064  | \$875,000 | 17-Feb-24 |
| 1 CARRINGTON DRIVE MICKLEHAM VIC 3064 | \$883,000 | 02-Feb-23 |
| 3 FOXLEY CRESCENT MICKLEHAM VIC 3064  | \$870,000 | 09-Feb-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: 15 May 2024



**21 THORNABY DRIVE MICKLEHAM  
VIC 3064**

 5  3  2

Sold Price

**\$875,000**

Sold Date

**17-Feb-24**

Distance

**0.21km**



**1 CARRINGTON DRIVE MICKLEHAM  
VIC 3064**

 4  2  4

Sold Price

**\$883,000**

Sold Date

**02-Feb-23**

Distance

**0.33km**



**3 FOXLEY CRESCENT MICKLEHAM  
VIC 3064**

 4  2  2

Sold Price

**\$870,000**

Sold Date

**09-Feb-24**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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