# 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 BRABOURNE STREET MICKLEHAM VIC 3064

#### Indicative selling price

Period-from

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

Single Price			or range \$429,000		\$449,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$399,000	Property type	Land	Suburb	Mickleham				

31 May 2024

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Jun 2023

**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.

to

Address of comparable property	Price	Date of sale	
40 ALICE AVENUE MICKLEHAM VIC 3064	\$420,000	22-May-24	
15 THYRIDIA STREET MICKLEHAM VIC 3064	\$445,000	21-Mar-24	
11 OXBOW STREET MICKLEHAM VIC 3064	\$405,000	27-Dec-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.

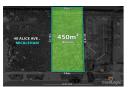
This Statement of Information was prepared on: 19 June 2024



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	40 ALICE AVENUE MICKLEHAM VIC 3064			Sold Price	<sup>RS</sup> \$420,000	Sold Date	22-May-24
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	15 THYRIDIA STREET MICKLEHAM VIC 3064			Sold Price	\$445,000	Sold Date	21-Mar-24
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11 OXBOW STREET MICKLEHAM VIC 3064			Sold Price	\$405,000	Sold Date	27-Dec-23
<b>=</b> -	-	୍ଦ <sup>-</sup>			Distance	0.25km

RS = Recent sale UN = Undisclosed Sale

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