

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

23 NIGHTINGALE ROAD MICKLEHAM VIC 3064

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,000

Property type

House

Suburb

Mickleham

Period-from

01 Mar 2023

to

29 Feb 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

13 MARTINSHAW ROAD MICKLEHAM VIC 3064	\$585,000	22-Nov-23
20 BANGALORE WAY MICKLEHAM VIC 3064	\$600,000	21-Nov-23
34 TIVOLI WAY MICKLEHAM VIC 3064	\$600,000	04-Oct-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: 07 March 2024



**13 MARTINSHAW ROAD
MICKLEHAM VIC 3064**

 3  2  2

Sold Price **\$585,000** Sold Date **22-Nov-23**

Distance **1.88km**



**20 BANGALORE WAY MICKLEHAM
VIC 3064**

 3  2  2

Sold Price **\$600,000** Sold Date **21-Nov-23**

Distance **0.25km**



**34 TIVOLI WAY MICKLEHAM VIC
3064**

 3  2  2

Sold Price

Sold Date **04-Oct-23**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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