

## 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 SUNNYSIDE 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

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$370,225

Property type

Land

Suburb

Mickleham

Period-from

01 Nov 2022

to

31 Oct 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 VALETTA STREET MICKLEHAM VIC 3064	\$710,000	01-Jun-23
13 SUNNYSIDE DRIVE MICKLEHAM VIC 3064	\$712,000	05-May-23
18 SUNNYSIDE DRIVE MICKLEHAM VIC 3064	\$717,500	13-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: 22 November 2023

**8 VALETTA STREET MICKLEHAM  
VIC 3064**

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Sold Price

**\$710,000**

Sold Date

**01-Jun-23**

Distance

**0.04km****13 SUNNYSIDE DRIVE MICKLEHAM  
VIC 3064**

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Sold Price

**\$712,000**

Sold Date

**05-May-23**

Distance

**0.07km****18 SUNNYSIDE DRIVE MICKLEHAM  
VIC 3064**

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Sold Price

**\$717,500**

Sold Date

**13-Jul-23**

Distance

**0.1km**

RS = Recent sale

UN = Undisclosed Sale

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