

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

18 MUSKWOOD DRIVE 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,375

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2023

to

31 Jul 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

27 LABICHEA STREET CRAIGIEBURN VIC 3064	\$545,000	17-Apr-24
48 KANGAROO ROAD CRAIGIEBURN VIC 3064	\$560,000	25-May-24
10 GATESHEAD STREET CRAIGIEBURN VIC 3064	\$565,000	04-Mar-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: 19 August 2024



**27 LABICHEA STREET
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$545,000** Sold Date **17-Apr-24**

Distance **0.54km**



**48 KANGAROO ROAD
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$560,000** Sold Date **25-May-24**

Distance **0.72km**



**10 GATESHEAD STREET
CRAIGIEBURN VIC 3064**

3 2 1

Sold Price **\$565,000** Sold Date **04-Mar-24**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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