

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

7 CAROB STREET 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Mickleham

Period-from

01 Sep 2022

to

31 Aug 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

9 CAROB STREET MICKLEHAM VIC 3064	\$600,000	13-May-23
10 QUEBEC AVENUE CRAIGIEBURN VIC 3064	\$585,000	04-Jul-23
22 TAYLAN STREET CRAIGIEBURN VIC 3064	\$576,000	24-Jun-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: 27 September 2023



9 CAROB STREET MICKLEHAM VIC 3064 Sold Price **\$600,000** Sold Date **13-May-23**

4 2 1

Distance **0.01km**



10 QUEBEC AVENUE CRAIGIEBURN VIC 3064 Sold Price **\$585,000** Sold Date **04-Jul-23**

3 2 1

Distance **0.64km**



22 TAYLAN STREET CRAIGIEBURN VIC 3064 Sold Price **\$576,000** Sold Date **24-Jun-23**

3 2 1

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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