

## 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

LOT 4786 BEACONSFIELD 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

\$385,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,750

Property type

House

Suburb

Mickleham

Period-from

01 Oct 2023

to

30 Sep 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

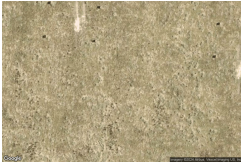
Date of sale

LOT 330 GAMON STREET MICKLEHAM VIC 3064	\$388,000	18-Apr-24
LOT 325 GAMON STREET MICKLEHAM VIC 3064	\$393,000	17-Apr-24
12 FLOCKHART STREET MICKLEHAM VIC 3064	\$393,000	27-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: 03 October 2024



**LOT 330 GAMON STREET  
MICKLEHAM VIC 3064**

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Sold Price **\$388,000** Sold Date **18-Apr-24**

Distance **3.46km**



**LOT 325 GAMON STREET  
MICKLEHAM VIC 3064**

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Sold Price **\$393,000** Sold Date **17-Apr-24**

Distance **3.51km**



**12 FLOCKHART STREET  
MICKLEHAM VIC 3064**

 4  2  2

Sold Price Sold Date **27-Mar-24**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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