
STATEMENT OF INFORMATION**Single residential property located
in the Melbourne metropolitan area.**

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

7 Birdsong Avenue, Mickleham Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$329,000		
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Median sale price

Median price

\$239,700	*House		*Land	X	Suburb	Mickleham Vic 3064
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Period - From

Jan 2018	to	Current	Source	RP Data Core Logic
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Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
488 Brookfield Boulevard, Mickleham Vic 3064 – 0.52km	\$323,000	5 Apr 2018
17 Birdsong Avenue, Mickleham Vic 3064 – 0.07km	\$308,000	18 Dec 2017

Property data source: RP Data Core Logic