

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

32 Falstone Circuit 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2020

to

31 Jul 2021

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

41 Foxley Crescent Mickleham VIC 3064	\$630,000	12-Jul-21
29 Hartney Avenue Mickleham VIC 3064	\$685,000	05-Jun-21
22 Birdsong Avenue Mickleham VIC 3064	\$670,000	27-May-21

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 August 2021



41 Foxley Crescent Mickleham VIC 3064

Sold Price

^{RS}

\$630,000

Sold Date

12-Jul-21

 4  2  2

Distance

0.71km



29 Hartney Avenue Mickleham VIC 3064

Sold Price

\$685,000

Sold Date

05-Jun-21

 4  2  2

Distance

1.2km



22 Birdsong Avenue Mickleham VIC 3064

Sold Price

\$670,000

Sold Date

27-May-21

 4  2  2

Distance

3.94km

RS = Recent sale

UN = Undisclosed Sale

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