

448sqm  
approx

(all measurements are approximate and not to scale)

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# LOT 1710 BIRDSONG AVENUE, MICKLEHAM 3064

House



0 beds



0 baths



0 parking

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$ 300,000 - \$ 310,000**

## Median sale price

Median **House** for **MICKLEHAM** for period **Jan 2017 - Mar 2017**

Sourced from **Pricefinder**.

**\$ 436,000**

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**33 Carlingford Road,**  
Mickleham 3064

Price **\$ 280,000** Sold 03 May 2017

**100 Balmain Road,**  
Mickleham 3064


Price **\$ 261,000** Sold 23 March 2017

**119 Balmain Road,**  
Mickleham 3064

Price **\$ 300,000** Sold 18 May 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

## Contact agents

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