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	9 Birdsong Avenue, Mickleham Vic 3064

Indicative selling price

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

Range between $720,000 & $790,000

Median sale price

Median price $691,250	Property Type House	Suburb Mickleham
Period - From 01/01/2024 to 31/03/2024	Source REIV	

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 six 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
1	5 Marjoram St MICKLEHAM 3064	$825,000	23/04/2024
2	31 Callicoma St MICKLEHAM 3064	$795,000	01/05/2024
3			

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 six months.

This Statement of Information was prepared on: 09/05/2024 15:12

CONSUMER AFFAIRS VICTORIA

9 Birdsong Avenue, Mickleham Vic 3064

🛏 4   🛁 -   🚗

Property Type: House (Res)
Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $790,000
Median House Price
March quarter 2024: $691,250

Comparable Properties

5 Marjoram St MICKLEHAM 3064 (REI)

🛏 4   🛁 2   🚗 2

Price: $825,000
Method: Private Sale
Date: 23/04/2024
Property Type: House
Land Size: 375 sqm approx

Agent Comments

31 Callicoma St MICKLEHAM 3064 (REI)

🛏 4   🛁 2   🚗 2

Price: $795,000
Method: Private Sale
Date: 01/05/2024
Property Type: House

Agent Comments

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.

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