

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

36 BEACONSFIELD DRIVE 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

\$770,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2023

to

31 Jul 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

14 FELLOWS ROAD MICKLEHAM VIC 3064	\$680,000	19-Feb-24
9 LAXDALE GROVE MICKLEHAM VIC 3064	\$686,400	09-Apr-24
51 DENBIGH LOOP MICKLEHAM VIC 3064	\$680,000	27-Feb-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: 06 August 2024



**14 FELLOWS ROAD MICKLEHAM
VIC 3064**

4 2 2

Sold Price

\$680,000

Sold Date

19-Feb-24

Distance

0.87km



**9 LAXDALE GROVE MICKLEHAM
VIC 3064**

4 2 -

Sold Price

\$686,400

Sold Date

09-Apr-24

Distance

1km



**51 DENBIGH LOOP MICKLEHAM VIC
3064**

4 2 2

Sold Price

\$680,000

Sold Date

27-Feb-24

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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