

## 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

45 DARWINIA DRIVE MICKLEHAM VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,500

Property type

House

Suburb

Mickleham

Period-from

01 May 2023

to

30 Apr 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

22 ORESUND STREET CRAIGIEBURN VIC 3064	\$515,000	09-Apr-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 May 2024



**22 ORESUND STREET  
CRAIGIEBURN VIC 3064**

 -  -  -

Sold Price

<sup>RS</sup>

**\$515,000**

Sold Date

**09-Apr-24**

Distance

**1.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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