

## 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

49 TURION 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

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$686,000

Property type

House

Suburb

Mickleham

Period-from

01 Dec 2022

to

30 Nov 2023

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 17 TROIDINI ENTRANCE MICKLEHAM VIC 3064 | \$615,000 | 11-Jul-23 |
| 14 GOSSIA AVENUE CRAIGIEBURN VIC 3064   | \$625,000 | 30-Jul-23 |
| 12 TELOPEA ROAD CRAIGIEBURN VIC 3064    | \$660,000 | 08-May-23 |

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: 18 December 2023



**17 TROIDINI ENTRANCE  
MICKLEHAM VIC 3064**

 3  2  2

Sold Price

**\$615,000**

Sold Date

**11-Jul-23**

Distance

**0.26km**



**14 GOSSIA AVENUE CRAIGIEBURN  
VIC 3064**

 3  2  2

Sold Price

**\$625,000**

Sold Date

**30-Jul-23**

Distance

**0.45km**



**12 TELOPEA ROAD CRAIGIEBURN  
VIC 3064**

 4  2  1

Sold Price

**\$660,000**

Sold Date

**08-May-23**

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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