

## 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

6 FLOCKHART STREET MICKLEHAM VIC 3064

### Indicative selling price

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

3 SPENSLEY WAY MICKLEHAM VIC 3064	\$730,000	22-Nov-23
62 BEACONSFIELD DRIVE MICKLEHAM VIC 3064	\$750,000	06-Dec-23
19 CYGNET WAY MICKLEHAM VIC 3064	\$750,000	07-Aug-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: 06 August 2024



**3 SPENSLEY WAY MICKLEHAM VIC 3064** Sold Price **\$730,000** Sold Date **22-Nov-23**

 4  2  -

Distance **0.17km**



**62 BEACONSFIELD DRIVE MICKLEHAM VIC 3064** Sold Price **\$750,000** Sold Date **06-Dec-23**

 4  2  2

Distance **0.18km**



**19 CYGNET WAY MICKLEHAM VIC 3064** Sold Price Sold Date **07-Aug-23**

 4  2  2

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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