## 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

23 Mccracken Avenue, Mickleham Vic 3064

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$570,000		&		\$600,000					
Median sale price										
Median price	\$672,000	Pro	Property Type Hou		Jse		Suburb	Mickleham		
Period - From	01/01/2025	to	31/03/2025		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	16 Charnwood St MICKLEHAM 3064	\$600,000	03/06/2025
2	34 Bisham St MICKLEHAM 3064	\$566,000	10/05/2025
3	69a Brossard Rd MICKLEHAM 3064	\$575,000	14/04/2025

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.

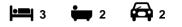
This Statement of Information was prepared on:

23/06/2025 10:26









Property Type: House Land Size: 238 sqm approx Agent Comments Indicative Selling Price \$570,000 - \$600,000 Median House Price March quarter 2025: \$672,000

# **Comparable Properties**

16 Charnwood St MICKLEHAM 3064 (REI)   1 3 2 2   Price: \$600,000   Method: Private Sale   Date: 03/06/2025   Property Type: House	Agent Comments
34 Bisham St MICKLEHAM 3064 (REI)   3 2 2   Price: \$566,000   Method: Auction Sale   Date: 10/05/2025   Property Type: House (Res)	Agent Comments
69a Brossard Rd MICKLEHAM 3064 (REI/VG) 3 2 2 1 Price: \$575,000 Method: Private Sale Date: 14/04/2025 Property Type: House Land Size: 250 sqm approx	Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



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