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	24 ROSETTE PARADE 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Mickleham
Period-from	01 Jul 2022	to	30 Jun 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
15 MUSKWOOD DRIVE MICKLEHAM VIC 3064	$600,000	24-Feb-23
13 OLEANDER PARADE MICKLEHAM VIC 3064	$650,000	19-Dec-22
47 ROSETTE PARADE CRAIGIEBURN VIC 3064	$650,000	30-Jan-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.~~

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Priscilla Selloyee
M 0435978759
E priscillaselloyee@maisonreal.com.au



15 MUSKWOOD DRIVE MICKLEHAM VIC 3064

3 2 2

Sold Price **$600,000** Sold Date **24-Feb-23**

Distance **0.11km**

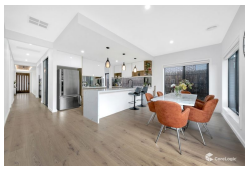


13 OLEANDER PARADE MICKLEHAM VIC 3064

4 2 2

Sold Price **$650,000** Sold Date **19-Dec-22**

Distance **0.16km**



47 ROSETTE PARADE CRAIGIEBURN VIC 3064

3 2 2

Sold Price Sold Date **30-Jan-23**

Distance **0.19km**

RS = Recent sale **UN** = Undisclosed Sale

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