

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

7 ADANSONIA CIRCUIT 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

\$518,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mickleham

Period-from

01 Aug 2022

to

31 Jul 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

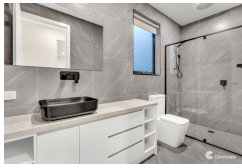
Date of sale

9 ADANSONIA CIRCUIT MICKLEHAM VIC 3064	\$610,000	07-May-22
69 SUMAR DRIVE MICKLEHAM VIC 3064	\$650,000	27-Jul-22
8 CAROB STREET MICKLEHAM VIC 3064	\$600,000	03-Jun-22

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: 05 August 2023


**9 ADANSONIA CIRCUIT
MICKLEHAM VIC 3064**

 3
  2
  1

Sold Price

\$610,000

Sold Date **07-May-22**

Distance

0.01km

**69 SUMAR DRIVE MICKLEHAM VIC
3064**

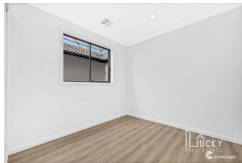
 4
  2
  1

Sold Price

\$650,000

Sold Date **27-Jul-22**

Distance

0.02km

**8 CAROB STREET MICKLEHAM VIC
3064**

 1
  2
  1

Sold Price

\$600,000

Sold Date **03-Jun-22**

Distance

0.07km
RS = Recent sale

UN = Undisclosed Sale

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