



**CRANE**<sup>™</sup>  
REALESTATE

# STATEMENT OF INFORMATION

31 EDSON ROAD, MICKLEHAM, VIC 3064

PREPARED BY CRANE REAL ESTATE, 1/2-8 LAKE ST CAROLINE SPRINGS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**31 EDSON ROAD, MICKLEHAM, VIC 3064**

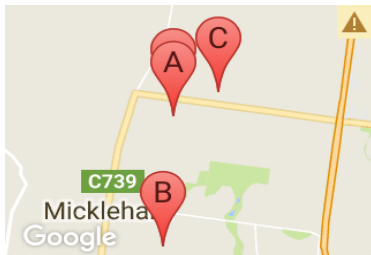


### Indicative Selling Price

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

Price Range: **\$306,000 to \$340,000**

## MEDIAN SALE PRICE



**MICKLEHAM, VIC, 3064**

Suburb Median Sale Price (Vacant Land)

**\$199,400**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**15 WINKLER ST, MICKLEHAM, VIC 3064**



Sale Price

**\$292,900**

Sale Date: 01/05/2017

Distance from Property: 361m



**460 BROOKFIELD BVD, MICKLEHAM, VIC**



Sale Price

**\$549,900**

Sale Date: 13/04/2017

Distance from Property: 4.1km



**119, MICKLEHAM, VIC 3064**



Sale Price

**\*\$300,000**

Sale Date: 18/05/2017

Distance from Property: 1.2km



This report has been compiled on 26/07/2017 by Crane Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

31 EDSON ROAD, MICKLEHAM, VIC 3064

Indicative selling price

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

Price Range:

\$306,000 to \$340,000

Median sale price

Median price

\$199,400

House

Unit


Suburb

MICKLEHAM

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
15 WINKLER ST, MICKLEHAM, VIC 3064	\$292,900	01/05/2017
460 BROOKFIELD BVD, MICKLEHAM, VIC 3064	\$549,900	13/04/2017
119, MICKLEHAM, VIC 3064	*\$300,000	18/05/2017