

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	560 Mt Ridley Road, Mickleham Vic 3064
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$1,420,000
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Median sale price*

Median price	\$1,650,000	House	X	Unit		Suburb	Mickleham
Period - From	07/11/2018	to	16/02/2019	Source	Price Finder		

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.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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.



Rooms:
Property Type: House (Res)
Land Size: 10117 sqm approx
Agent Comments

Indicative Selling Price

\$1,420,000

Median House Price *

07/11/2018 - 16/02/2019: \$1,650,000

* Agent calculated median

Comparable Properties

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.