

STATEMENT OF INFORMATION

4 ALEXO ROAD, MICKLEHAM, VIC 3064

PREPARED BY BOMBAY REAL ESTATE PTY LTD, 244 EPPING ROAD WOLLERT



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 ALEXO ROAD, MICKLEHAM, VIC 3064

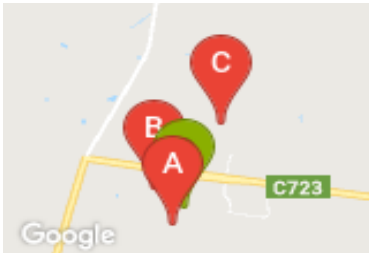
 4  2  1

Indicative Selling Price

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

Price Range: \$480,000 to \$520,000

MEDIAN SALE PRICE



MICKLEHAM, VIC, 3064

Suburb Median Sale Price (House)

\$547,500

01 October 2019 to 31 December 2019

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.



10 SCANDIA DR, MICKLEHAM, VIC 3064

 4  2  1

Sale Price

****\$530,000**

Sale Date: 17/01/2020

Distance from Property: 276m



18 JANOLI ST, MICKLEHAM, VIC 3064

 4  3  1

Sale Price

***\$530,000**

Sale Date: 31/10/2019

Distance from Property: 479m



25 MIDDLE WAY, MICKLEHAM, VIC 3064

 4  2  1

Sale Price

\$470,000

Sale Date: 10/09/2019

Distance from Property: 1.3km



This report has been compiled on 22/01/2020 by Bombay Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2020 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

4 ALEXO ROAD, MICKLEHAM, VIC 3064

Indicative selling price

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

Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$547,500

Property type

House

Suburb

MICKLEHAM

Period

01 October 2019 to 31 December 2019

Source

pricfinder

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

10 SCANDIA DR, MICKLEHAM, VIC 3064	**\$530,000	17/01/2020
18 JANOLI ST, MICKLEHAM, VIC 3064	*\$530,000	31/10/2019
25 MIDDLE WAY, MICKLEHAM, VIC 3064	\$470,000	10/09/2019

This Statement of Information was prepared

22/01/2020