

STATEMENT OF INFORMATION

ABBOTSFORD 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



ABBOTSFORD ROAD, MICKLEHAM, VIC

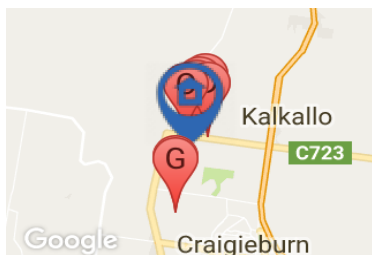
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Indicative Selling Price

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

\$300,000 to \$330,000

SUBURB MEDIAN



MICKLEHAM, VIC, 3064

Suburb Median Sale Price (Other)

\$2,900,000

01 April 2016 to 31 March 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.



4 VAUTIER AVE, MICKLEHAM, VIC 3064

 4  2  2

Sale Price

\$243,000

Sale Date: 20/11/2016

Distance from Property: 1.2km



27 MOONLIGHT WAY, MICKLEHAM, VIC 3064

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Sale Price

\$196,400

Sale Date: 20/11/2016

Distance from Property: 3.9km



29 EDSON RD, MICKLEHAM, VIC 3064

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Sale Price

\$248,000

Sale Date: 22/11/2016

Distance from Property: 453m



This report has been compiled on 19/05/2017 by Crane Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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55 ALBION CRES, MICKLEHAM, VIC 3064



Sale Price

\$290,000

Sale Date: 09/12/2016

Distance from Property: 1km



56 BALMAIN RD, MICKLEHAM, VIC 3064

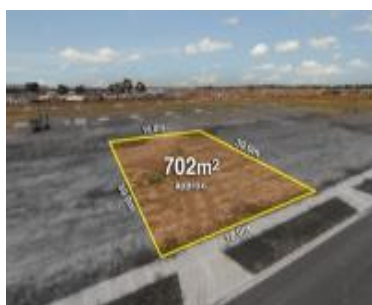


Sale Price

\$299,000

Sale Date: 24/01/2017

Distance from Property: 938m



CANNING DR, MICKLEHAM, VIC 3064

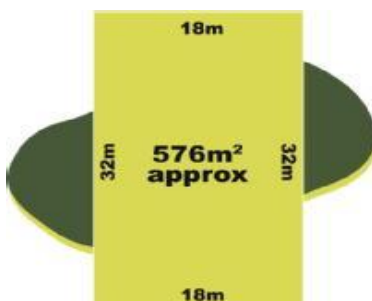


Sale Price

***\$321,000**

Sale Date: 04/03/2017

Distance from Property: 646m



48 DAHLIA CRES, MICKLEHAM, VIC 3064



Sale Price

***\$293,000**

Sale Date: 21/04/2017

Distance from Property: 4km



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

ABBOTSFORD ROAD, MICKLEHAM, VIC 3064

Indicative selling price

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

Single Price / Range

\$300,000 to \$330,000

Median sale price

Median price

\$2,900,000

House

Unit

Suburb

MICKLEHAM

Period

01 April 2016 to 31 March 2017

Source


pricefinder

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
4 VAUTIER AVE, MICKLEHAM, VIC 3064	\$243,000	20/11/2016
27 MOONLIGHT WAY, MICKLEHAM, VIC 3064	\$196,400	20/11/2016
29 EDSON RD, MICKLEHAM, VIC 3064	\$248,000	22/11/2016
55 ALBION CRES, MICKLEHAM, VIC 3064	\$290,000	09/12/2016

56 BALMAIN RD, MICKLEHAM, VIC 3064	\$299,000	24/01/2017
CANNING DR, MICKLEHAM, VIC 3064	*\$321,000	04/03/2017
48 DAHLIA CRES, MICKLEHAM, VIC 3064	*\$293,000	21/04/2017