



CRANE[™]
REALESTATE

STATEMENT OF INFORMATION

14 BURLINGTON ENTRANCE, 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



14 BURLINGTON ENTRANCE,

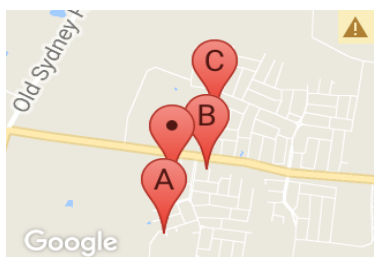


Indicative Selling Price

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

Price Range: **\$290,000 to \$310,000**

MEDIAN SALE PRICE



MICKLEHAM, VIC, 3064

Suburb Median Sale Price (Vacant Land)

\$243,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

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.



35 ALDERGROVE PDE, MICKLEHAM, VIC



Sale Price

\$290,000

Sale Date: 17/11/2017

Distance from Property: 394m



6 SELKIRK WAY, MICKLEHAM, VIC 3064



Sale Price

\$291,000

Sale Date: 20/11/2017

Distance from Property: 239m



9 GLENFERRIE AVE, MICKLEHAM, VIC



Sale Price

\$318,000

Sale Date: 23/11/2017

Distance from Property: 545m



This report has been compiled on 16/05/2018 by Crane Real Estate. Property Data Solutions Pty Ltd 2018 - 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

14 BURLINGTON ENTRANCE, MICKLEHAM, VIC 3064

Indicative selling price

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

Price Range:

\$290,000 to \$310,000

Median sale price

Median price

\$243,000

House

Unit

Suburb

MICKLEHAM

Period

01 April 2017 to 31 March 2018

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
35 ALDERGROVE PDE, MICKLEHAM, VIC 3064	\$290,000	17/11/2017
6 SELKIRK WAY, MICKLEHAM, VIC 3064	\$291,000	20/11/2017
9 GLENFERRIE AVE, MICKLEHAM, VIC 3064	\$318,000	23/11/2017