

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

15 Amberfield Street, Mickleham Vic 3064

Indicative selling price

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

Range between

\$570,000

&

\$627,000

Median sale price

Median price

\$545,000

Property Type

House

Suburb

Mickleham

Period - From

01/01/2020

to

31/03/2020

Source

REIV

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	8 Poppy St MICKLEHAM 3064	\$640,000	14/03/2020
2	15 Barnato St MICKLEHAM 3064	\$625,000	29/01/2020
3	4 Yarradale Dr MICKLEHAM 3064	\$607,500	17/02/2020

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.~~

This Statement of Information was prepared on:

01/05/2020 09:40



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Property Type: Land
Land Size: 443 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$627,000
Median House Price
March quarter 2020: \$545,000

Comparable Properties

8 Poppy St MICKLEHAM 3064 (REI)

Agent Comments

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Price: \$640,000
Method: Private Sale
Date: 14/03/2020
Property Type: House (Res)

15 Barnato St MICKLEHAM 3064 (VG)

Agent Comments

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Price: \$625,000
Method: Sale
Date: 29/01/2020
Property Type: House (Res)
Land Size: 400 sqm approx

4 Yarradale Dr MICKLEHAM 3064 (VG)

Agent Comments

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Price: \$607,500
Method: Sale
Date: 17/02/2020
Property Type: House (Res)
Land Size: 448 sqm approx