



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 37 Nebula Crescent, MICKLEHAM 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$340,000 - \$360,000**

### Median sale price

Median **Vacant Land** for **MICKLEHAM** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$255,000**

### 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 the most comparable to the property for sale.

**19 Birdsong Avenue,**  
Mickleham 3064

**Price \$352,000** Sold 07  
March 2018

**4 Featherwood Crescent,**  
Craigieburn 3064

**Price \$360,000** Sold 02 July  
2018

**5 Scolopia Street,**  
Craigieburn 3064

**Price \$367,500** Sold 09  
August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### SKAD Real Estate Thomastown

177 High Street,  
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#### Contact agents

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