

COMPARATIVE MARKET ANALYSIS

STATEMENT OF INFORMATION

8 COCO DRIVE, MICKLEHAM, VIC 3064

PREPARED BY LOVE SHARMA, BOMBAY REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 COCO DRIVE, MICKLEHAM, VIC 3064

 4  2  1

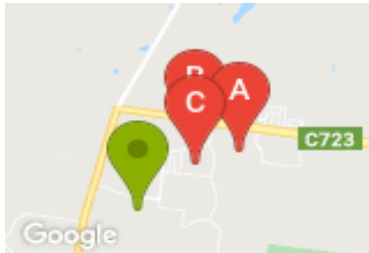
Indicative Selling Price

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

Price Range: \$520,000 to \$535,000

Provided by: love sharma, Bombay Real Estate Pty Ltd

MEDIAN SALE PRICE



MICKLEHAM, VIC, 3064

Suburb Median Sale Price (House)

\$599,750

01 July 2020 to 30 June 2021

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.



64 STETTLER BVD, MICKLEHAM, VIC 3064

 3  2  1

Sale Price

\$515,000

Sale Date: 04/08/2021

Distance from Property: 1.6km



12 EDSON RD, MICKLEHAM, VIC 3064

 3  2  2

Sale Price

\$532,500

Sale Date: 24/07/2021

Distance from Property: 1.3km



12 RETLAW RD, MICKLEHAM, VIC 3064

 3  2  2

Sale Price

\$515,000

Sale Date: 06/07/2021

Distance from Property: 1km



This report has been compiled on 19/09/2021 by Bombay Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2021 - 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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

8 COCO DRIVE, MICKLEHAM, VIC 3064

Indicative selling price

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

Price Range:

\$520,000 to \$535,000

Median sale price

Median price

\$599,750

Property type

House

Suburb

MICKLEHAM

Period

01 July 2020 to 30 June 2021

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

64 STETTLER BVD, MICKLEHAM, VIC 3064	\$515,000	04/08/2021
12 EDSON RD, MICKLEHAM, VIC 3064	\$532,500	24/07/2021
12 RETLAW RD, MICKLEHAM, VIC 3064	\$515,000	06/07/2021

This Statement of Information was prepared on:

19/09/2021