

## STATEMENT OF INFORMATION

21 ELLSCOTT BOULEVARD, 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



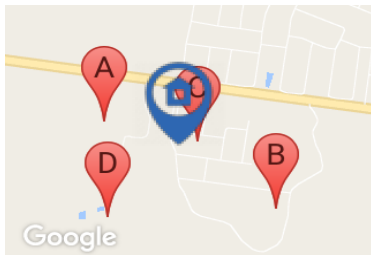
**21 ELLSCOTT BOULEVARD, MICKLEHAM,**  -  -  -

**Indicative Selling Price**

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

**\$270,000 to \$290,000**

## SUBURB MEDIAN



**MICKLEHAM, VIC, 3064**

**Suburb Median Sale Price (Vacant Land)**

**\$196,400**

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.



**29 EDSON RD, MICKLEHAM, VIC 3064**

 -  -  -

**Sale Price**

**\$248,000**

Sale Date: 22/11/2016

Distance from Property: 264m 



**39 STETTLER BVD, MICKLEHAM, VIC 3064**

 -  -  -

**Sale Price**

**\$244,000**

Sale Date: 24/11/2016

Distance from Property: 390m 



**8 ENDERBY DR, MICKLEHAM, VIC 3064**

 **3**  **2**  **2**

**Sale Price**

**\$255,000**

Sale Date: 29/11/2016

Distance from Property: 62m 

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

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LOT 1523 BALMAIN RD, MICKLEHAM, VIC



Sale Price

**\*\$299,000**

Sale Date: 24/01/2017

Distance from Property: 821m



1601 PRIMROSE CRES, MICKLEHAM, VIC 3064



Sale Price

**\*\$270,000**

Sale Date: 21/03/2017

Distance from Property: 536m



746 WINKLER ST, MICKLEHAM, VIC 3064



Sale Price

**\*\$292,900**

Sale Date: 11/05/2017

Distance from Property: 349m



## 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

21 ELLSCOTT BOULEVARD, MICKLEHAM, VIC 3064

### Indicative selling price

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

Single Price / Range

\$270,000 to \$290,000

### Median sale price

Median price

\$196,400

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
29 EDSON RD, MICKLEHAM, VIC 3064	\$248,000	22/11/2016
39 STETTLER BVD, MICKLEHAM, VIC 3064	\$244,000	24/11/2016
8 ENDERBY DR, MICKLEHAM, VIC 3064	\$255,000	29/11/2016
LOT 1523 BALMAIN RD, MICKLEHAM, VIC 3064	*\$299,000	24/01/2017

1601 PRIMROSE CRES, MICKLEHAM, VIC 3064	*\$270,000	21/03/2017
746 WINKLER ST, MICKLEHAM, VIC 3064	*\$292,900	11/05/2017