

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

6 Bastings Avenue Mickleham VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,250

Property type

House

Suburb

Mickleham

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

4 Puckle Avenue Mickleham VIC 3064	\$490,000	28-Mar-19
34 Tivoli Way Mickleham VIC 3064	\$485,000	03-Jun-19
15 Barkers Crescent Mickleham VIC 3064	\$485,000	18-May-19

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 6 months.~~

This Statement of Information was prepared on: 16 September 2019



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4 Puckle Avenue Mickleham VIC 3064

Sold Price

\$490,000

Sold Date

28-Mar-19

4 2 2

Distance

0.22km



34 Tivoli Way Mickleham VIC 3064

Sold Price

\$485,000

Sold Date

03-Jun-19

3 2 2

Distance

0.47km



15 Barkers Crescent Mickleham VIC 3064

Sold Price

Sold Date

18-May-19

4 2 2

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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