

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 103 Balmain Road, 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 \$* or range between \$590,000 & \$620,000

Median sale price

Median price \$550,500 Property type House Suburb Mickleham

Period - From 29/09/2019 to 29/09/2020 Source Realestate.com.au

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
4 Argenta Street, Mickleham VIC 3064	\$600,000	18/08/2020
8 Whiteleaf Drive, Mickleham VIC 3064	\$622,000	02/09/2020
12 Barkers Crescent, Mickleham VIC 3064	\$585,000	19/08/2020

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: 7/10/2020