



CRANE[™]
REALESTATE

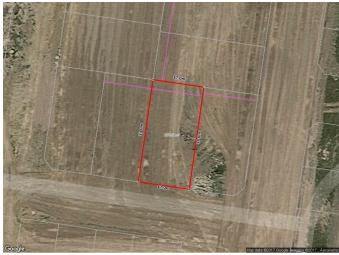
STATEMENT OF INFORMATION

35 HARTNEY AVENUE, 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



35 HARTNEY AVENUE, MICKLEHAM, VIC

 -
  -
  -

Indicative Selling Price

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

Price Range: \$310,000 to 335,000

MEDIAN SALE PRICE



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.



58 PRIMROSE CRES, MICKLEHAM, VIC 3064

 4
  2
  2

Sale Price

\$203,900

Sale Date: 20/12/2016

Distance from Property: 424m



8 WILLSMERE WAY, MICKLEHAM, VIC 3064

 -
  -
  -

Sale Price

\$285,000

Sale Date: 22/12/2016

Distance from Property: 451m



40 PRIMROSE CRES, MICKLEHAM, VIC 3064

 -
  -
  -

Sale Price

\$219,900

Sale Date: 08/01/2017

Distance from Property: 364m



This report has been compiled on 14/06/2017 by Crane Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



CRANE
REALESTATE



55 PRIMROSE CRES, MICKLEHAM, VIC 3064



Sale Price

***\$250,000**

Sale Date: 28/02/2017

Distance from Property: 516m



5 MATHOURA RD, MICKLEHAM, VIC 3064

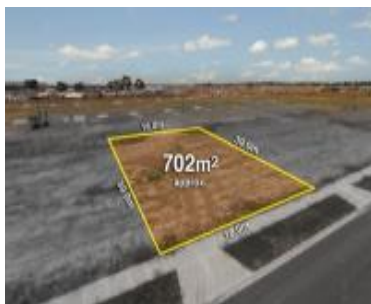


Sale Price

\$290,000

Sale Date: 03/03/2017

Distance from Property: 473m



CANNING DR, MICKLEHAM, VIC 3064



Sale Price

***\$321,000**

Sale Date: 04/03/2017

Distance from Property: 427m



This report has been compiled on 14/06/2017 by Crane Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

35 HARTNEY AVENUE, MICKLEHAM, VIC 3064

Indicative selling price

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

Price Range:

\$310,000 to 335,000

Median sale price

Median price

\$196,400

House

Unit

Suburb

MICKLEHAM

Period

01 April 2016 to 31 March 2017

Source


pricfinder

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
58 PRIMROSE CRES, MICKLEHAM, VIC 3064	\$203,900	20/12/2016
8 WILLSMERE WAY, MICKLEHAM, VIC 3064	\$285,000	22/12/2016
40 PRIMROSE CRES, MICKLEHAM, VIC 3064	\$219,900	08/01/2017
55 PRIMROSE CRES, MICKLEHAM, VIC 3064	*\$250,000	28/02/2017

5 MATHOURA RD, MICKLEHAM, VIC 3064	\$290,000	03/03/2017
CANNING DR, MICKLEHAM, VIC 3064	*\$321,000	04/03/2017