

STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

9 Hythe Place, Mickleham, VIC 3064

INDICATIVE SELLING PRICE

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

Range Between \$440,000 & \$475,000

MEDIAN SALE PRICE

Median price \$506,250 | House | Mickleham (3064)

Period - From 1 September 2018 to 31 August 2019 | Source - Corelogic

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
38 LATCHFORD DRIVE, MICKLEHAM VIC 3064	\$455,000	12/07/2019
13 SUDBURY STREET, MICKLEHAM VIC 3064	\$465,000	19/07/2019
2 COLWOOD AVENUE, MICKLEHAM VIC 3064	\$448,000	09/08/2019

This statement of information was prepared on 27/09/2019