



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**21 Colwood Avenue,  
MICKLEHAM 3064**

House

3 beds

2 baths

1 parking

### Indicative selling price

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

**Single price \$420,000**

### Median sale price

Median **House** for **MICKLEHAM** for period **Apr 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$520,000**

### 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 the most comparable to the property for sale.

**6 Leicester Way,**  
Mickleham 3064

**Price \$390,000** Sold 30  
November 2018

**30 Latchford Drive,**  
Mickleham 3064

**Price \$395,000** Sold 12  
November 2018

**29 Meaford Street,**  
Mickleham 3064

**Price \$372,500** Sold 28  
January 2019

This Statement of Information was prepared on 15th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents



**Ravi Kapoor**

03 9466 3075  
0432 864 944

[ravi.kapoor@bombayre.com.au](mailto:ravi.kapoor@bombayre.com.au)



**Jessica Kaur**

03 9466 3075  
0435 158 564

[jessica.kaur@bombayre.com.au](mailto:jessica.kaur@bombayre.com.au)