

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 COLWOOD AVENUE, MICKLEHAM,



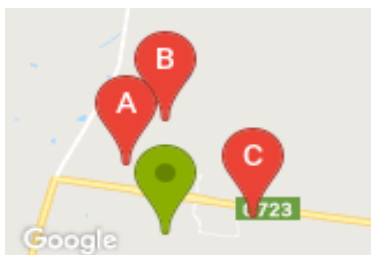
Indicative Selling Price

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

Price Range: \$200,000 to \$210,000

Provided by: RONIT VERMA, Bombay Real Estate Pty Ltd

MEDIAN SALE PRICE



MICKLEHAM, VIC, 3064

Suburb Median Sale Price (Vacant Land)

\$300,000

01 July 2020 to 30 September 2020

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.



24 TIVOLI WAY, MICKLEHAM, VIC 3064



Sale Price

\$211,000

Sale Date: 25/04/2020

Distance from Property: 1.1km



3 HANOVER WAY, MICKLEHAM, VIC 3064



Sale Price

\$192,450

Sale Date: 06/08/2020

Distance from Property: 1.6km



23 HOLLINGTON DR, MICKLEHAM, VIC



Sale Price

***\$182,500**

Sale Date: 01/07/2020

Distance from Property: 1.2km



This report has been compiled on 06/10/2020 by Bombay Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

18 COLWOOD AVENUE, MICKLEHAM, VIC 3064

Indicative selling price

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

Price Range:

\$200,000 to \$210,000

Median sale price

Median price

\$300,000

Property type

Vacant Land

Suburb

MICKLEHAM

Period

01 July 2020 to 30 September 2020

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

Price

Date of sale

24 TIVOLI WAY, MICKLEHAM, VIC 3064	\$211,000	25/04/2020
3 HANOVER WAY, MICKLEHAM, VIC 3064	\$192,450	06/08/2020
23 HOLLINGTON DR, MICKLEHAM, VIC 3064	*\$182,500	01/07/2020

This Statement of Information was prepared

06/10/2020