

STATEMENT OF INFORMATION

498 BROOKFIELD BOULEVARD, MICKLEHAM, VIC 3064

PREPARED BY MAZHAR HUSSAIN, PROFESSIONALS CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



498 BROOKFIELD BOULEVARD,

 4  2  2

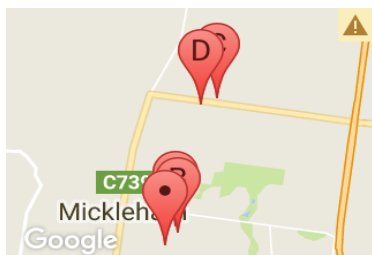
Indicative Selling Price

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

Price Range: \$590,000 to \$630,000

Provided by: Mazhar Hussain, Professionals Caroline Springs

MEDIAN SALE PRICE



MICKLEHAM, VIC, 3064

Suburb Median Sale Price (House)

\$490,000

01 October 2016 to 30 September 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.



17 PRIMAVERA DR, MICKLEHAM, VIC 3064

 4  2  2

Sale Price

***\$610,000**

Sale Date: 15/07/2017

Distance from Property: 620m



77 TRILLIUM BVD, MICKLEHAM, VIC 3064

 4  2  2

Sale Price

\$600,000

Sale Date: 06/05/2017

Distance from Property: 491m



37 NEWMARKET PDE, MICKLEHAM, VIC 3064

 4  2  2

Sale Price

***\$660,000**

Sale Date: 27/09/2017

Distance from Property: 4.5km



This report has been compiled on 17/10/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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8 SELKIRK WAY, MICKLEHAM, VIC 3064

 4  2  3

Sale Price

***\$625,000**

Sale Date: 12/09/2017

Distance from Property: 4.2km



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

498 BROOKFIELD BOULEVARD, MICKLEHAM, VIC 3064

Indicative selling price

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

Price Range:

\$590,000 to \$630,000

Median sale price

Median price

\$490,000

House

X

Unit

Suburb

MICKLEHAM

Period

01 October 2016 to 30 September 2017

Source



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
17 PRIMAVERA DR, MICKLEHAM, VIC 3064	*\$610,000	15/07/2017
77 TRILLIUM BVD, MICKLEHAM, VIC 3064	\$600,000	06/05/2017
37 NEWMARKET PDE, MICKLEHAM, VIC 3064	*\$660,000	27/09/2017
8 SELKIRK WAY, MICKLEHAM, VIC 3064	*\$625,000	12/09/2017