

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

21 Albion Crescent Mickleham

Indicative selling price

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

Single price

or range between

\$410,000

&

\$450,000

Median sale price

Median price

\$507,500

House

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Land

Suburb

Mickleham

Period

Jan 2019

to

Current

Source

CoreLogic RP Data

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
22 Macarthur Way Mickleham 0.66 Km	\$430,000	03 Nov 2018
16 Chambly Drive Mickleham 0.75 Km	\$415,000	09 Feb 2019
13 Haldon Avenue Mickleham 0.79 Km	\$420,000	02 Feb 2019

Property data source: CoreLogic RP Data