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STATEMENT OF INFORMATION

Prepared on 10 Sep 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

32 Muskwood Drive Mickleham VIC 3064

3 2 2

Indicative Selling Price

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

Range between \$460,000 & \$500,000

Median Sale Price

\$545,000 Houses in Mickleham between Sep 2017 - Aug 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



20 Calypso Drive Mickleham VIC 3064

3 2 1

Sold Price

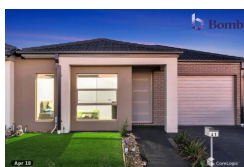
\$480,000

Sold Date

09-Apr-18

Distance

0.18km



41 Dahlia Crescent Mickleham VIC 3064

3 2 1

Sold Price

Sold Date

21-May-18

Distance

0.3km



30 Prime Street Mickleham VIC 3064

3 2 2

Sold Price

\$470,000

Sold Date

10-Mar-18

Distance

0.83km

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