

STATEMENT OF INFORMATION Single residential property located In the Melbourne metropolitan area.

Property offered for sale Sections 47AF of the Estate Agents Act 1980

المامان والمامان		ress	20 Bastina	c A	vo Mic	klobai	m Vi	c 3064			
includir	ling suburb and postcode 20 Bastings Ave, Mickleham Vic 3064										
	•										
	itive sel	•					-4:	/*Dalata	in ala mui		libl-)
For the	meaning	or this pri	ce see consum	er.vio	c.gov.au/t	unaerqu	oung	("Delete s	single pri	e or range as	s applicable)
	Sir	igle price	\$ 560,000		or range	e betwee	en \$			&	\$
Media	n sale į	orice									
(*Delete	house o	r unit as a	applicable)								
	Media	n price	\$592,000	92,000 house X *unit				0	Suburb r locality	Mickleham	
	Period - From Nov 2018 to Current							Source Realestate.com.au			
Comp	arable	propert	y sales (*De	elete	A or B	belov	v as	applica	ble)		
A *	These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)										
Address of comparable property											
	ss or con	nparable	property					F	Price	I	Date of sale
	55 01 0011	nparable	property					F	Price	[Date of sale
		nparable	property					F	Price	1	Date of sale
		nparable	property					F	Price		Date of sale
OR	55 01 0011	nparable	property					F	Price		Date of sale
	Either	The esta	property ate agent or ages were sold wi		-			ably believ	ves that f	ewer than thre	ee comparable
OR		The esta	ate agent or ag	thin t ent's i	wo kilome represent	etres of t ative rea	the pr asona	ably believ	ves that for sale in the ves that fe	ewer than thre ne last six mo	ee comparable nths*. ee comparable