

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 12 THORNABY DRIVE MICKLEHAM

Indicative selling price

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

Single price \$299,000 or range between \$ \$

Median sale price

Median price \$253,000 *Land X *Unit Suburb MICKLEHAM
Period - From MARCH 2018 to CURRENT Source CORELOGIC RP DATA

Comparable property sales

A* 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
25 THORNABY DRIVE MICKLEHAM – 0.13KM	\$302,500	29/3/2018
44 UPTHORPE WAY MICKLEHAM – 0.33KM	\$290,000	15/1/2018
21 PUCKLE AVENUE MICKLEHAM - 1.18KM	\$306,000	3/5/2018

Property data source: CORELOGIC RP DATA. Generated on 20TH OF JUNE 2018.