



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**3 Gellibrand Drive,  
 MICKLEHAM 3064**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$310,000 - \$340,000**

### Median sale price

Median **Vacant Land** for **MICKLEHAM** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$260,000**

### 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 the most comparable to the property for sale.

<b>12 Uthorpe Street,</b> Mickleham 3064	Price <b>\$335,000</b> Sold 23 May 2018
<b>11 Sudbury Street,</b> Mickleham 3064	Price <b>\$310,000</b> Sold 25 June 2018
<b>15 Chevery Street,</b> Mickleham 3064	Price <b>\$317,000</b> Sold 13 April 2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### SKAD Real Estate Thomastown

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#### Contact agents



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