



Eddi Bagdadi  
M 0432208933  
E Eddib@ypa.com.au

## STATEMENT OF INFORMATION

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### LAND Offered for Sale

33 Inkerman Crescent Mickleham VIC 3064

3 2 1

### Indicative Selling Price

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

Single Price \$225,000

### Median Sale Price

\$253,000 Lands in Mickleham between Jul 2017 - Jun 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.

|                                            |            |                  |           |                  |
|--------------------------------------------|------------|------------------|-----------|------------------|
| <b>24 Puckle Avenue Mickleham VIC 3064</b> | Sold Price | <b>\$235,000</b> | Sold Date | <b>08-Jan-18</b> |
| -  -  -                                    |            |                  | Distance  | <b>0.24km</b>    |

|                                            |            |                  |           |                  |
|--------------------------------------------|------------|------------------|-----------|------------------|
| <b>4 Docker Circuit Mickleham VIC 3064</b> | Sold Price | <b>\$238,000</b> | Sold Date | <b>09-Mar-18</b> |
| -  -  -                                    |            |                  | Distance  | <b>0.42km</b>    |



|                                                |            |                  |           |                  |
|------------------------------------------------|------------|------------------|-----------|------------------|
| <b>28 Camberwell Parade Mickleham VIC 3064</b> | Sold Price | <b>\$230,000</b> | Sold Date | <b>04-Mar-18</b> |
| -  -  -                                        |            |                  | Distance  | <b>0.49km</b>    |

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