

# PHOTO TO COME

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**13 Coldfall Way,  
MICKLEHAM 3064**

### Indicative selling price

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

**Single price \$490,000**

### Median sale price

Median **House** for **MICKLEHAM** for period **Jul 2018 - Sep 2018**

Sourced from **Pricefinder**.

**\$510,000**

### 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.

**1 Coldfall Way,**  
Mickleham 3064

**Price \$495,000** Sold 22 June  
2018

**7 Nightingale Road,**  
Mickleham 3064

**Price \$515,000** Sold 12 July  
2018

**29 Upthorpe Loop,**  
Mickleham 3064

**Price \$510,000** Sold 22 July  
2018

### 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.

House

  
**4 beds**

  
**2 baths**

  
**2 parking**

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents



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