



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

25 Edson Road,  
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 \$350,000**

### Median sale price

Median **House** for **MICKLEHAM** for period **Jan 2018 - Jan 2018**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$422,000**

### 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>lot 2504 Rathdowne Drive,</b><br>Mickleham 3064 | <b>Price \$326,000</b> Sold 14<br>December 2017 |
|--|---|

|   |  |
|---|--|
| <b>31 Edson Road,</b><br>Mickleham 3064 | <b>Price \$335,000</b> Sold 28<br>September 2017 |
|---|--|

|  |  |
|--|--|
| <b>29 Primrose Crescent,</b><br>Mickleham 3064 | <b>Price \$330,000</b> Sold 06<br>September 2017 |
|--|--|

### 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 [realestate.com.au](http://realestate.com.au).

### Contact agents



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