



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 31 Nebula Crescent, MICKLEHAM 3064

## Indicative selling price

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

**Range \$315,000 - \$345,000**

## Median sale price

Median **House** for **MICKLEHAM** for period **Jan 2018 - Mar 2018**

Sourced from **Pricefinder**.

**\$545,000**

## 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.

**Lot 1729 Nebula Crescent,**  
Mickleham 3064

**Price \$315,000** Sold 15 May  
2018

**Lot 1707 Birdsong Avenue,**  
Mickleham 3064

**Price \$352,000** Sold 04 April  
2018

**7 Birdsong Avenue ,**  
Mickleham 3064

**Price \$315,000** Sold 08 May  
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.

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents



**Jatin Kumar**

03 9466 3075

0448 440 179

[jatin.kumar@bombayre.com.au](mailto:jatin.kumar@bombayre.com.au)



**Ravi Kapoor**

03 9466 3075

0432 864 944

[ravi.kapoor@bombayre.com.au](mailto:ravi.kapoor@bombayre.com.au)