

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 73 Albion Crescent, Mickleham Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$345,000 & \$355,000

Median sale price

Median price \$550,000 House X Unit Suburb Mickleham

Period - From 01/04/2018 to 30/06/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Enderby Dr MICKLEHAM 3064	\$365,000	09/03/2018
2	25 Edson Rd MICKLEHAM 3064	\$350,000	17/02/2018
3	22 Bernwood Rd MICKLEHAM 3064	\$340,000	06/04/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: Land (Res)

Land Size: 521 sqm approx

Agent Comments

Comparable Properties

6 Enderby Dr MICKLEHAM 3064 (REI)

Agent Comments



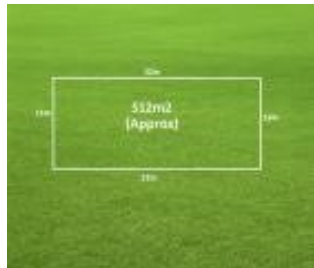
Price: \$365,000

Method: Private Sale

Date: 09/03/2018

Rooms: -

Property Type: Land (Res)



25 Edson Rd MICKLEHAM 3064 (REI)

Agent Comments



Price: \$350,000

Method: Auction Sale

Date: 17/02/2018

Rooms: -

Property Type: Land (Res)

Land Size: 512 sqm approx



22 Bernwood Rd MICKLEHAM 3064 (REI)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 06/04/2018

Rooms: -

Property Type: Land

Land Size: 491 sqm approx