

9 Burwood Street, Mickleham Vic 3064



3 Bed 2 Bath 2 Car

Property Type: House

Land Size: 271.80 sqm approx.

Indicative Selling Price

\$430,000 - \$460,000

Median House Price

December quarter 2018: \$570,000

Agent Comments: Modern family residence with double car garage and private courtyard.

Comparable Properties



21 Burwood Street, Mickleham 3064 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$440,000

Method: Private Sale

Date: 05/10/2018

Property Type: House (Res)

Land Size: 281 sqm approx.

Agent Comments: Modern home located on the same street, with double car garage and rear yard.



24 Bastings Avenue, Mickleham 3064 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$430,000

Method: Auction Sale

Date: 02/02/2019

Property Type: House (Res)

Land Size: 263 sqm approx.

Agent Comments: Modern home also located in the Merrifield Estate, with similar accommodation, double lock up garage and rear decking/courtyard.



7 Burwood Street, Mickleham 3064 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$425,000

Method: Private Sale

Date: 15/12/2018

Property Type: House (Res)

Land Size: 262 sqm approx.

Agent Comments: Modern home located directly next door, with double garage and undercover alfresco at rear.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	9 Burwood Street, Mickleham Vic 3064
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Indicative selling price

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

Range between	\$430,000	&	\$460,000
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Median sale price

Median price	\$570,000	House	<input checked="" type="checkbox"/>	Suburb	Mickleham
Period - From	01/10/2018	to	31/12/2018	Source	REIV

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
21 Burwood Street, MICKLEHAM 3064	\$440,000	05/10/2018
24 Bastings Avenue, MICKLEHAM 3064	\$430,000	02/02/2019
7 Burwood Street, MICKLEHAM 3064	\$425,000	15/12/2018