

# STATEMENT OF INFORMATION

21 ELLSCOTT BOULEVARD, MICKLEHAM, VIC 3064
PREPARED BY CRANE REAL ESTATE, 1/2-8 LAKE ST CAROLINE SPRINGS



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 21 ELLSCOTT BOULEVARD, MICKLEHAM, 🕮 - 🕒 -







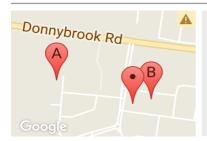
**Indicative Selling Price** 

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

**Price Range:** 

\$350,000 to \$365,000

#### **MEDIAN SALE PRICE**



# MICKLEHAM, VIC, 3064

**Suburb Median Sale Price (Vacant Land)** 

\$250,000

01 July 2017 to 30 September 2017

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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.



#### 29 EDSON RD, MICKLEHAM, VIC 3064







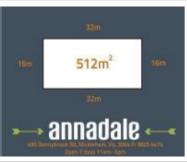
Sale Price

\$248,000

Sale Date: 22/11/2016

Distance from Property: 264m





# 8 ENDERBY DR, MICKLEHAM, VIC 3064









Sale Price

\$255,000

Sale Date: 29/11/2016

Distance from Property: 62m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# **Sections 47AF of the Estate Agents Act 1980**

# Property offered for sale

Address
Including suburb and postcode

Address
21 ELLSCOTT BOUL

21 ELLSCOTT BOULEVARD, MICKLEHAM, VIC 3064

# Indicative selling price

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

Price Range: \$350,000 to \$365,000

# Median sale price

Median price	\$250,000	House	Unit	Suburb	MICKLEHAM
Period	01 July 2017 to 30 Sep	otember 2017	Source	p	oricefinder

#### Comparable property sales

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.

Address of comparable property	Price	Date of sale
29 EDSON RD, MICKLEHAM, VIC 3064	\$248,000	22/11/2016
8 ENDERBY DR, MICKLEHAM, VIC 3064	\$255,000	29/11/2016