



CRANE[™]
REALESTATE

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: 

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

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Sale Price

\$248,000

Sale Date: 22/11/2016

Distance from Property: 264m



8 ENDERBY DR, MICKLEHAM, VIC 3064

 **3**  **2**  **2**

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

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 September 2017

Source



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