

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

6 Nightingale Road,  
MICKLEHAM 3064

### Indicative selling price

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

**Range \$570,000 - \$610,000**

### Median sale price

Median **House** for **MICKLEHAM** for period **Apr 2019 - Jun 2019**

Sourced from **Price finder**.

**\$515,000**

### 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.

**9 Carlingford Road,**  
Mickleham 3064

**Price \$609,000** Sold 15  
April 2019

**66 Albion Crescent,**  
Mickleham 3064

**Price \$573,500** Sold 20 May  
2019

**20 Westlock Road,**  
Mickleham 3064

**Price \$570,000** Sold 02  
March 2019

### 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 Price finder.

House

4 beds

2 baths

2 parking

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents



**Mohit Sondhi**

03 9466 3075

0455 047009

[mohit.sondhi@bombayre.com.au](mailto:mohit.sondhi@bombayre.com.au)



**Ravi Kapoor**

03 9466 3075

0432 864 944

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

