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

34 Latchford Drive, Mickleham Vic 3064

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$553,750	Pro	operty Type	Hou	se		Suburb	Mickleham
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8 Chambly Dr MICKLEHAM 3064	\$460,000	07/02/2020
2	33 Corymbia St MICKLEHAM 3064	\$450,000	29/02/2020
3	26 Stettler Blvd MICKLEHAM 3064	\$449,000	22/01/2020

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.

This Statement of Information was prepared on:

22/04/2020 11:30



34 Latchford Drive, Mickleham Vic 3064

Harcourts Rata & Co

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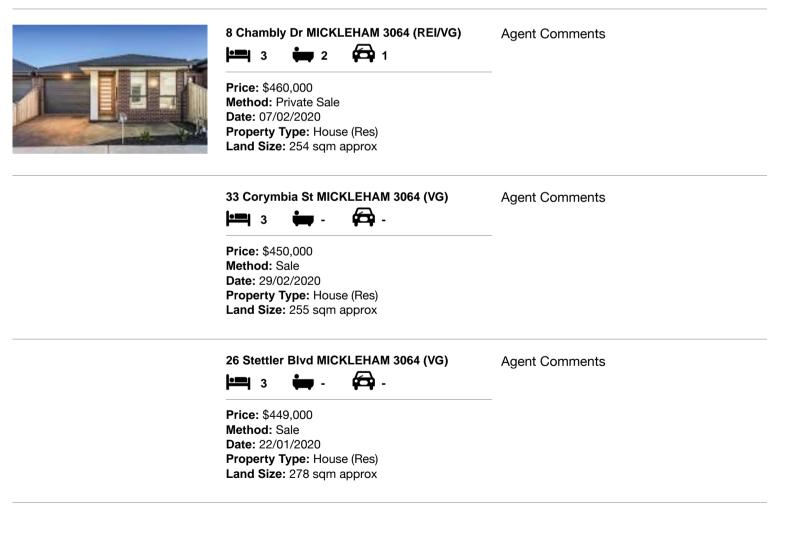




Property Type: House Land Size: 221 sqm approx Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median House Price December quarter 2019: \$553,750

2.7M Ceilings, Square set, Stone benchtops, Exposed aggregate driveway and patio

Comparable Properties



Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.