

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$553,750 Property Type House Suburb Mickleham

Period - From 01/10/2019 to 31/12/2019 Source 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.

	Address 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



**Property Type:** House  
**Land Size:** 221 sqm approx

**Agent Comments**

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

**Indicative Selling Price**

\$400,000 - \$440,000

**Median House Price**

December quarter 2019: \$553,750

## Comparable Properties



**8 Chambly Dr MICKLEHAM 3064 (REI/VG)**

**Agent Comments**



**Price:** \$460,000

**Method:** Private Sale

**Date:** 07/02/2020

**Property Type:** House (Res)

**Land Size:** 254 sqm approx

**33 Corymbia St MICKLEHAM 3064 (VG)**

**Agent Comments**



**Price:** \$450,000

**Method:** Sale

**Date:** 29/02/2020

**Property Type:** House (Res)

**Land Size:** 255 sqm approx

**26 Stettler Blvd MICKLEHAM 3064 (VG)**

**Agent Comments**



**Price:** \$449,000

**Method:** Sale

**Date:** 22/01/2020

**Property Type:** House (Res)

**Land Size:** 278 sqm approx