

Kamal Kanaan 70188588 0401 735 299 kamal@therealestestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Duaments, offered for cole								
Property offered for	saie							
Address Including suburb and postcode	5 Troidini E	ntrance, Mickleha	m Vic 3064					
Indicative selling price	се							
For the meaning of this p	orice see cor	nsumer.vic.gov.au	/underquoting					
Range between \$400,	000	&	\$420,000					
Median sale price								
Median price \$540,00	00 Ho	ouse X	Jnit	Suburb Mickleham				
Period - From 01/01/2	2018 to	31/12/2018	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.

Add	dress of comparable property	Price	Date of sale
1	8 Hues St MICKLEHAM 3064	\$424,000	30/03/2019
2	93 Gateshead St CRAIGIEBURN 3064	\$421,000	20/02/2019
3	31 Moonlight Way MICKLEHAM 3064	\$420,000	04/03/2019

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.

Account The Healest Estate

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Indicative Selling Price \$400,000 - \$420,000 Median House Price Year ending December 2018: \$540,000





Comparable Properties



8 Hues St MICKLEHAM 3064 (REI)

3





Price: \$424,000 Method: Auction Sale Date: 30/03/2019

Rooms: -

Property Type: House (Res) **Land Size:** 294 sqm approx

93 Gateshead St CRAIGIEBURN 3064 (REI/VG) Agent Comments

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Price: \$421,000 **Method:** Private Sale **Date:** 20/02/2019

Rooms: 5

Property Type: House (Res) **Land Size:** 262 sqm approx

31 Moonlight Way MICKLEHAM 3064 (REI)

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6 1

Price: \$420,000 Method: Private Sale Date: 04/03/2019

Rooms: -

Property Type: House (Res)

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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.

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Agent Comments

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