



The Realest
Estate.

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

Property offered for sale

Address
Including suburb and
postcode

5 Troidini Entrance, Mickleham Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$420,000

Median sale price

Median price \$540,000

House

X

Unit

Suburb

Mickleham

Period - From 01/01/2018

to

31/12/2018

Source REIV

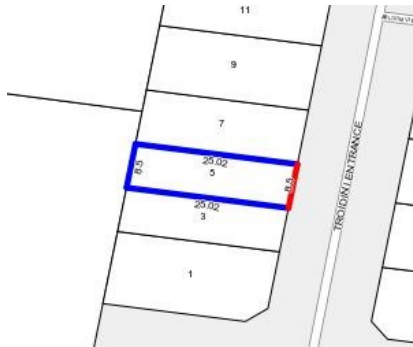
Comparable property sales (*Delete A or B below as applicable)

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.

	Address 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.



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



8 Hues St MICKLEHAM 3064 (REI)

Agent Comments



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**



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)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 04/03/2019

Rooms: -

Property Type: House (Res)