

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Indicative selling price

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

Range Between &

Median sale price

Median price *House *Land Suburb
 Period - From to Source

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
22 Bernwood Road, Mickleham Vic 3064 – 1.92km	\$340,000	6 Apr 2018
25 Edson Road, Mickleham Vic 3064 – 0.37km	\$350,000	8 Feb 2018
35 Latteridge Way, Mickleham Vic 3064 – 1.41km	\$343,000	30 Jan 2018

Property data source: RP Data Core Logic