

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 51 Albion Crescent Mickleham Vic 3064

Indicative selling price

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

Single price \$415,000

Median sale price

Median price \$425,000 House x Suburb Mickleham Vic 3064
Period - From March 2017 to Current Source CoreLogic RP Data

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
25 Hollington Drive Mickleham Vic 3064	\$ 405,000	29/04/2017
7 Vautier Avenue Mickleham Vic 3064	\$380,000	27/03/2017
11 Bedford Way Mickleham Vic 3064	\$390,000	10/04/2017