



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**13 Colwood Avenue,  
MICKLEHAM 3064**

House  
3 beds 2 baths 2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$490,000 - \$530,000**

### Median sale price

Median **House** for **MICKLEHAM** for period **Jul 2019 - Sep 2019**

Sourced from **PriceFinder**.

**\$497,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**34 Tivoli Way,**  
Mickleham 3064

Price **\$485,000** Sold 03 June 2019

**13 Sudbury Street,**  
Mickleham 3064

Price **\$465,000** Sold 06 July 2019

**3 Vautier Avenue,**  
Mickleham 3064

Price **\$461,000** Sold 01 August 2019

This Statement of Information was prepared on 13th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PriceFinder.

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents



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