



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**32 Sesame Street,  
MICKLEHAM 3064**

### Indicative selling price

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

**Range \$510,000 - \$560,000**

### Median sale price

Median **House** for **MICKLEHAM** for period **Oct 2018 - Sep 2019**  
Sourced from **Pricefinder**.

**\$520,000**

### 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 the most comparable to the property for sale.

<b>26 Guardian Street,</b> Mickleham 3064	Price <b>\$515,000</b> Sold 05 June 2019
<b>24 Amberfield Street,</b> Mickleham 3064	Price <b>\$521,000</b> Sold 01 July 2019
<b>15 Hixon Way,</b> Mickleham 3064	Price <b>\$530,000</b> Sold 07 August 2019

This Statement of Information was prepared on 3rd Dec 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.

#### SKAD Real Estate Thomastown

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#### Contact agents

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