

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

7 Trijena Avenue, Mickleham Vic 3064

Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$280,000

Property Type Vacant land

Suburb Mickleham

Period - From 04/12/2018

to 03/12/2019

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	27 Wheatley Pde MICKLEHAM 3064	\$314,000	14/08/2019
2	39 Bendigo St MICKLEHAM 3064	\$270,000	13/07/2019
3	58 Latchford Dr MICKLEHAM 3064	\$270,000	12/07/2019

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.~~

This Statement of Information was prepared on:

04/12/2019 10:46



Property Type: Land
Land Size: 434 sqm approx
Agent Comments

Indicative Selling Price
\$299,000
Median Land Price
04/12/2018 - 03/12/2019: \$280,000

Comparable Properties

27 Wheatley Pde MICKLEHAM 3064 (REI)

Agent Comments



Price: \$314,000
Method: Private Sale
Date: 14/08/2019
Property Type: Land (Res)
Land Size: 392 sqm approx

39 Bendigo St MICKLEHAM 3064 (REI)

Agent Comments



Price: \$270,000
Method: Private Sale
Date: 13/07/2019
Property Type: Land (Res)

58 Latchford Dr MICKLEHAM 3064 (REI)

Agent Comments



Price: \$270,000
Method: Private Sale
Date: 12/07/2019
Property Type: Land
Land Size: 392 sqm approx

