



### Statement of Information

Section n 47AF of the Estate Agents Act 1980

## Property offered for sale 9 Canning Drive, MICKLEHAM 3064

### Indicative selling price

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

**Range \$350,000 - \$380,000**

### Median sale price

Median **Vacant Land** for **MICKLEHAM** for period **Aug 2018 - Sep 2018**  
Sourced from **Pricefinder**.

**\$267,500**

### 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.

**8 Realm Vista,**  
Mickleham 3064 **Price \$376,000** Sold 04  
October 2018

**35 Primrose Crescent,**  
Mickleham 3064 **Price \$310,000** Sold 08  
January 2019

**11 Bastings Ave,**  
Mickleham 3064 **Price \$332,000** Sold 12  
November 2018

This Statement of Information was prepared on 16th Sep 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.

#### The Sarain

14/242-244 caroline springs bvd,  
caroline springs VIC 3023

#### Contact agents



Raj Sarain

03 8595 0055  
0430 463 506

[raj.sarain@361realestate.com.au](mailto:raj.sarain@361realestate.com.au)



Wasim Khan

03 8595 055  
0426 274 361

[wasim.khan@361realestate.com.au](mailto:wasim.khan@361realestate.com.au)

