

## 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	45 Brabham Drive, Mill Park Vic 3082
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#### Indicative selling price

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

Range between	\$650,000	&	\$690,000
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#### Median sale price

Median price	\$663,000	House	X	Unit		Suburb	Mill Park
Period - From	01/04/2018	to	30/06/2018	Source	REIV		

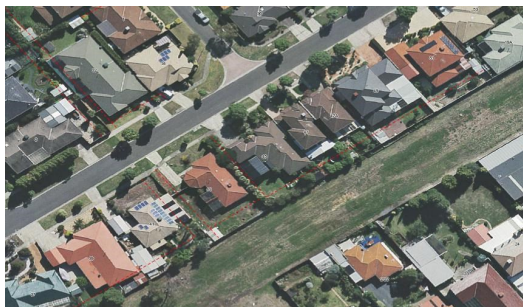
#### Comparable property sales (\*Delete A or B below as applicable)

**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	31 Hinkler Dr MILL PARK 3082	\$675,000	25/08/2018
2	12 Randell Ct MILL PARK 3082	\$660,000	12/06/2018
3	33 McLaughlin Cr MILL PARK 3082	\$650,000	08/06/2018

**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.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 554 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$690,000  
**Median House Price**  
June quarter 2018: \$663,000

## Comparable Properties



**31 Hinkler Dr MILL PARK 3082 (REI)**

**Agent Comments**



**Price:** \$675,000  
**Method:** Auction Sale  
**Date:** 25/08/2018  
**Rooms:** 5  
**Property Type:** House (Res)



**12 Randell Ct MILL PARK 3082 (REI/VG)**

**Agent Comments**



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 12/06/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 603 sqm approx



**33 McLaughlin Cr MILL PARK 3082 (REI/VG)**

**Agent Comments**



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 08/06/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 599 sqm approx