

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



63 PINDARI AVENUE, MILL PARK, VIC

3 1 2

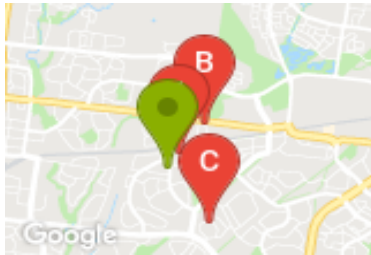
Indicative Selling Price

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

Price Range: \$500,000 to \$550,000

Provided by: Tony Scatigno, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MILL PARK, VIC, 3082

Suburb Median Sale Price (House)

\$680,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



10 BRONSDON CRT, MILL PARK, VIC 3082

3 1 -

Sale Price

***\$536,000**

Sale Date: 18/06/2018

Distance from Property: 259m



75 CALENDULA CCT, EPPING, VIC 3076

4 1 1

Sale Price

\$511,000

Sale Date: 12/05/2018

Distance from Property: 805m



32 THOMPSON CCT, MILL PARK, VIC 3082

3 2 2

Sale Price

\$492,000

Sale Date: 31/01/2018

Distance from Property: 928m



This report has been compiled on 01/08/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

63 PINDARI AVENUE, MILL PARK, VIC

Indicative selling price

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

Price Range: \$500,000 to \$550,000

Median sale price

Median price \$680,000

House

Unit

Suburb

MILL PARK

Period 01 July 2017 to 30 June 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10 BRONSDON CRT, MILL PARK, VIC 3082	*\$536,000	18/06/2018
75 CALENDULA CCT, EPPING, VIC 3076	\$511,000	12/05/2018
32 THOMPSON CCT, MILL PARK, VIC 3082	\$492,000	31/01/2018