

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	31 Mill Park Drive, Mill Park Vic 3082
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$590,000	&	\$649,000

Median sale price

Median price	\$680,000	Hou	ıse X	Unit		Suburb	Mill Park
Period - From	01/04/2017	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	46 Blamey Av MILL PARK 3082	\$642,000	25/11/2017
2	34 Kingston Town Cr MILL PARK 3082	\$640,000	19/03/2018
3	8 Northam Ct MILL PARK 3082	\$625,000	17/03/2018

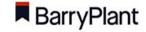
OR

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.





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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price \$590,000 - \$649,000 **Median House Price** Year ending March 2018: \$680,000

Comparable Properties



46 Blamey Av MILL PARK 3082 (REI/VG)

— 3

6 ≥

Price: \$642,000 Method: Auction Sale Date: 25/11/2017

Rooms: 4

Property Type: House (Res) Land Size: 554 sqm approx Agent Comments

34 Kingston Town Cr MILL PARK 3082 (REI)

-3



Price: \$640,000

Method: Sold Before Auction

Date: 19/03/2018

Rooms: -

Property Type: House (Res) Land Size: 558 sqm approx

Agent Comments

8 Northam Ct MILL PARK 3082 (REI)

1 3





Price: \$625,000

Date: 17/03/2018 Rooms: 4

Property Type: House (Res)

Method: Auction Sale

Agent Comments



