

## 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

32 Coventry Crescent, Mill Park Vic 3082

#### Indicative selling price

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

Range between

\$730,000

&

\$780,000

#### Median sale price

Median price

\$690,000

House

X

Unit

Suburb

Mill Park

Period - From

01/01/2018

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.

	Address of comparable property	Price	Date of sale
1	1 Redfield Ct MILL PARK 3082	\$760,000	28/04/2018
2	3 Kiwi Ct MILL PARK 3082	\$760,000	21/04/2018
3	2 Todman Ct MILL PARK 3082	\$750,000	21/04/2018

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.



3   -  

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 616 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$730,000 - \$780,000  
**Median House Price**  
 March quarter 2018: \$690,000

## Comparable Properties



1 Redfield Ct MILL PARK 3082 (REI/VG)

Agent Comments

4   2   3

**Price:** \$760,000  
**Method:** Sold Before Auction  
**Date:** 28/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 815 sqm approx



3 Kiwi Ct MILL PARK 3082 (REI)

Agent Comments

4   2   3

**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 21/04/2018  
**Rooms:** 5  
**Property Type:** House (Res)



2 Todman Ct MILL PARK 3082 (REI/VG)

Agent Comments

5   2   2

**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 21/04/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 572 sqm approx