

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

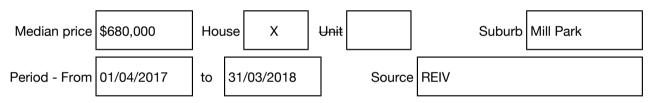
ess 3 Hillas Court, Mill Park Vic 3082 nd de

Indicative selling price

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

Range between	\$585,000	&	\$640,000

Median sale price



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	273 Childs Rd MILL PARK 3082	\$640,000	17/03/2018
2	2 Kenthurst Ct MILL PARK 3082	\$630,000	07/04/2018
3	15 Carroll Cr MILL PARK 3082	\$620,000	26/05/2018

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.

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.











Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 737 sqm approx Agent Comments Indicative Selling Price \$585,000 - \$640,000 Median House Price Year ending March 2018: \$680,000

Comparable Properties



273 Childs Rd MILL PARK 3082 (REI)



Price: \$640,000 Method: Auction Sale Date: 17/03/2018 Rooms: 5 Property Type: House (Res) Land Size: 533 sqm approx

Agent Comments

2 Kenthurst Ct MILL PARK 3082 (REI)

Agent Comments



Price: \$630,000 Method: Auction Sale Date: 07/04/2018 Rooms: -Property Type: House Land Size: 531 sqm approx



15 Carroll Cr MILL PARK 3082 (REI)



Price: \$620,000 Method: Auction Sale Date: 26/05/2018 Rooms: 4 Property Type: House Agent Comments

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