



Nicholas Matkin
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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 3 Buvelot Place, Mill Park Vic 3082

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$645,000 House X Unit Suburb Mill Park

Period - From 01/04/2017 to 30/06/2017 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	6 Brigden Ct MILL PARK 3082	\$663,500	30/05/2017
2	57 Hurlstone Cr MILL PARK 3082	\$647,000	01/07/2017
3	12 Streeon Cirt MILL PARK 3082	\$601,000	25/03/2017

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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Indicative Selling Price

\$600,000 - \$660,000

Median House Price

June quarter 2017: \$645,000



3 -

Rooms:

Property Type: House

Land Size: 669.375 sqm approx

Agent Comments

Comparable Properties



6 Brigden Ct MILL PARK 3082 (REI)

Agent Comments

3 2 1

Price: \$663,500

Method: Sold Before Auction

Date: 30/05/2017

Rooms: 8

Property Type: House (Res)

Land Size: 991 sqm approx



57 Hurlstone Cr MILL PARK 3082 (REI/VG)

Agent Comments

3 2 -

Price: \$647,000

Method: Auction Sale

Date: 01/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 608 sqm approx



12 Streeton Cirt MILL PARK 3082 (REI/VG)

Agent Comments

3 1 2

Price: \$601,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 4

Property Type: House (Res)

Land Size: 627 sqm approx