

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 3 Buvelot Place, Mill Park Vic 3082 Including suburb and postcode

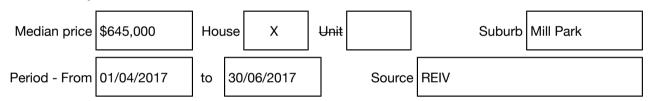
Indicative selling price

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

Range between \$600,000

&

Median sale price



\$660.000

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 Streeton 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.

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

propertydata

Generated: 15/09/2017 08:53

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 Land Size: 669.375 sqm approx Agent Comments Nicholas Matkin 9717 8780 0401 243 059 nmatkin@morrisonkleeman.com.au

> Indicative Selling Price \$600,000 - \$660,000 Median House Price June quarter 2017: \$645,000

Comparable Properties

	6 Brigden Ct MILL PARK 3082 (REI) 3 2 2 1 Price: \$663,500 Method: Sold Before Auction Date: 30/05/2017 Rooms: 8 Property Type: House (Res) Land Size: 991 sqm approx	Agent Comments
	57 Hurlstone Cr MILL PARK 3082 (REI/VG) 3 2 - Price: \$647,000 Method: Auction Sale Date: 01/07/2017 Rooms: - Property Type: House (Res) Land Size: 608 sqm approx	Agent Comments
Ray White	12 Streeton Cirt MILL PARK 3082 (REI/VG) 3 1 2 Price: \$601,000 Method: Auction Sale Date: 25/03/2017 Rooms: 4 Property Type: House (Res)	Agent Comments

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

Land Size: 627 sqm approx

Generated: 15/09/2017 08:53

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.



