



 3    2    2

**Rooms:**

**Property Type:** Strata Unit/Flat

**Land Size:** 315 sqm approx

Agent Comments

**Indicative Selling Price**

\$450,000

**Median Unit Price**

Year ending March 2017: \$402,500

## Comparable Properties

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.

## 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

1/17 Packard Course, 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)

Single price \$450,000

**Median sale price**

Median price \$402,500

Unit X

Suburb Mill Park

Period - From 01/04/2016 to 31/03/2017

Source REIV

**Comparable property sales**

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.