

## 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 10 De Castella Close, 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 \$699,000

&amp;

\$749,000

**Median sale price**

Median price \$682,000

House

X

Unit

Suburb Mill Park

Period - From 01/10/2017

to

31/12/2017

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 | 16 Loxton Tce EPPING 3076            | \$737,500 | 03/03/2018   |
| 2 | 6 Worgan CI MILL PARK 3082           | \$715,000 | 24/02/2018   |
| 3 | 26 Arthur Phillip Way MILL PARK 3082 | \$700,000 | 24/02/2018   |

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.