

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	2/9 Brookes Court, Mill Park Vic 3082
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$500,000
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**Median sale price**

Median price	\$435,000	House		Unit	X	Suburb	Mill Park
Period - From	01/01/2017	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	1/1 Allwyn Cr MILL PARK 3082	\$530,000	21/02/2018
2	1/8 Bradley Dr MILL PARK 3082	\$511,000	24/03/2018
3	34 Manning Clark Rd MILL PARK 3082	\$500,000	16/10/2017

**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.~~