

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE: 2 KENTHURST COURT MILL PARK VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$* or range between \$* 595,000 & \$654,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 666,000 *House X *unit Suburb or locality MILL PARK
Period - From 12/2/2018 to 20/2/2018 Source WWW.REALESTATE.COM.AU

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 8 Heritage Drive Mill Park VIC 3082	\$ 655,000	9/9/2017
2 91 Centenary Drive Mill Park VIC 3082	\$ 645,000	18/11/2017
3 14 Hurlstone Crescent Mill Park VIC 3082	\$ 626,000	21/10/2017