

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

49 Moorhead Drive, Mill Park Vic 3082

Indicative selling price

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

Single price \$640,000

Median sale price

Median price \$690,000

House

X

Unit

Suburb Mill Park

Period - From 01/01/2018

to 31/03/2018

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	54 Moorhead Dr MILL PARK 3082	\$695,000	13/01/2018
2	61 Thompson Cirt MILL PARK 3082	\$665,000	21/04/2018
3	86 Moorhead Dr MILL PARK 3082	\$635,000	03/02/2018

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.



4 2 1

Rooms:
Property Type: House
Land Size: 610 sqm approx
Agent Comments

Indicative Selling Price
\$640,000
Median House Price
March quarter 2018: \$690,000

Comparable Properties

54 Moorhead Dr MILL PARK 3082 (VG)

Agent Comments

3 - -

Price: \$695,000
Method: Sale
Date: 13/01/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 606 sqm approx



61 Thompson Cirt MILL PARK 3082 (REI)

Agent Comments

4 1 2

Price: \$665,000
Method: Auction Sale
Date: 21/04/2018
Rooms: 6
Property Type: House (Res)
Land Size: 592 sqm approx



86 Moorhead Dr MILL PARK 3082 (REI/VG)

Agent Comments

3 2 1

Price: \$635,000
Method: Auction Sale
Date: 03/02/2018
Rooms: -
Property Type: House
Land Size: 417 sqm approx