

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 Dorrington Court, Mill Park Vic 3082

Indicative selling price

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

Single price \$660,000

Median sale price

Median price \$682,000

House

X

Unit

Suburb Mill Park

Period - From 01/10/2017

to 31/12/2017

Source REIV

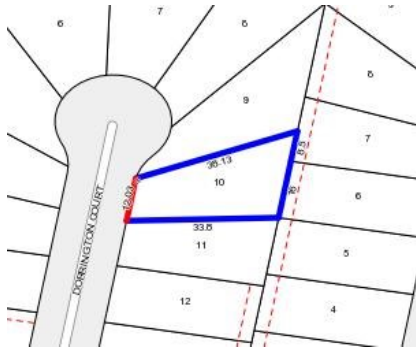
Comparable property sales (*Delete A or B below as applicable)

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	7 Flintoff Ct MILL PARK 3082	\$665,000	17/03/2018
2	3 Warren CI MILL PARK 3082	\$662,000	08/03/2018
3	64 Heritage Dr MILL PARK 3082	\$658,000	10/01/2018

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 605 sqm approx
 Agent Comments

Indicative Selling Price
 \$660,000
Median House Price
 December quarter 2017: \$682,000

Comparable Properties



7 Flintoff Ct MILL PARK 3082 (REI)

Agent Comments



Price: \$665,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)



3 Warren CI MILL PARK 3082 (REI)

Agent Comments



Price: \$662,000
Method: Private Sale
Date: 08/03/2018
Rooms: 4
Property Type: House



64 Heritage Dr MILL PARK 3082 (REI)

Agent Comments



Price: \$658,000
Method: Private Sale
Date: 10/01/2018
Rooms: 4
Property Type: House
Land Size: 640 sqm approx