

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

7 Bowman Drive, Mill Park Vic 3082

Indicative selling price

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

Single price \$680,000

Median sale price

Median price \$687,500

House

X

Unit

Suburb Mill Park

Period - From 01/07/2017

to 30/09/2017

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 Mew Ct MILL PARK 3082	\$676,000	08/07/2017
2	7 Fowler Ct MILL PARK 3082	\$666,000	07/10/2017
3	11 Somers CI MILL PARK 3082	\$642,000	05/08/2017

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.



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Rooms:
Property Type: House (Res)
Land Size: 630 sqm approx
Agent Comments

Indicative Selling Price
\$680,000
Median House Price
September quarter 2017: \$687,500

Comparable Properties



7 Mew Ct MILL PARK 3082 (REI/VG)

Agent Comments

4 2 2

Price: \$676,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 537 sqm approx



7 Fowler Ct MILL PARK 3082 (REI)

Agent Comments

4 2 -

Price: \$666,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 5
Property Type: House (Res)



11 Somers Ct MILL PARK 3082 (REI/VG)

Agent Comments

4 2 2

Price: \$642,000
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx