

## 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 94 Stockdale Way, Mill Park Vic 3082

#### Indicative selling price

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

Range between \$899,000 & \$970,000

#### 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 | 8 Penrose Ct MILL PARK 3082    | \$960,000 | 28/09/2017   |
| 2 | 41 Vanbrook Dr MILL PARK 3082  | \$940,000 | 16/09/2017   |
| 3 | 34 Research Dr MILL PARK 3082  | \$872,000 | 10/02/2018   |

**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.~~