

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

19 Randell Court, Mill Park Vic 3082

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$589,000

**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	3 Randell Ct MILL PARK 3082	\$625,000	05/08/2017
2	1 Heritage Dr MILL PARK 3082	\$603,000	09/12/2017
3	140 Roycroft Av MILL PARK 3082	\$598,000	09/12/2017

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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 531 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$589,000  
**Median House Price**  
 September quarter 2017: \$687,500

## Comparable Properties



**3 Randell Ct MILL PARK 3082 (REI/VG)**

Agent Comments



**Price:** \$625,000  
**Method:** Auction Sale  
**Date:** 05/08/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 554 sqm approx



**1 Heritage Dr MILL PARK 3082 (REI)**

Agent Comments



**Price:** \$603,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** 4  
**Property Type:** House (Res)



**140 Roycroft Av MILL PARK 3082 (REI)**

Agent Comments



**Price:** \$598,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** 4  
**Property Type:** House (Res)