

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	38 Bradley Dr MILL PARK 3082	\$1,147,000	17/09/2017
2	8 Penrose Ct MILL PARK 3082	\$960,000	28/09/2017
3	117 Telopea Cr MILL PARK 3082	\$955,000	29/07/2017

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
Agent Comments

Indicative Selling Price

\$1,000,000

Median House Price

June quarter 2017: \$645,000

Comparable Properties

38 Bradley Dr MILL PARK 3082 (REI)

Agent Comments



Price: \$1,147,000
Method: Auction Sale
Date: 17/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 646 sqm approx



8 Penrose Ct MILL PARK 3082 (REI)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 28/09/2017
Rooms: 5
Property Type: House



117 Teloepa Cr MILL PARK 3082 (REI)

Agent Comments



Price: \$955,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 698 sqm approx