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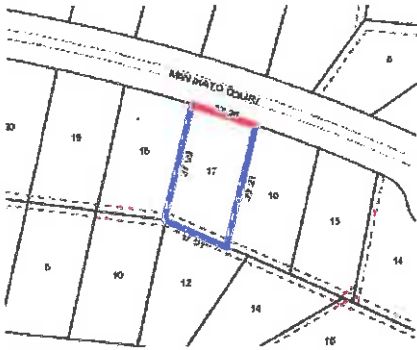
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Indicative Selling Price

\$600,000 - \$660,000

Median House Price

March quarter 2017: \$617,50



Rooms:
Property Type:
Agent Comments

Comparable Properties



17 Galilee Cr MILL PARK 3082 (REI)

Agent Comments



Price: \$891,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 7
Property Type: House (Res)
Land Size: 682 sqm

31 Blamey Av MILL PARK 3082 (REI)

Agent Comments



Price: \$667,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 649 sqm



9 Blackman Av MILL PARK 3082 (REI)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 5
Property Type: House (Res)

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	17 Manikato Court, Mill Park Vic 3082
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Indicative selling price

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

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$617,500	House	X	Suburb	Mill Park
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
17 Galilee Cr MILL PARK 3082	\$691,000	29/04/2017
31 Blamey Av MILL PARK 3082	\$667,000	25/03/2017
9 Blackman Av MILL PARK 3082	\$650,000	25/02/2017