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Indicative Selling Price

\$570,000 - \$627,000

Median House Price

March quarter 2017: \$617,500



3 1 1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



44 Carbon Cr MILL PARK 3082 (REI)

Agent Comments

3 2 2

Price: \$641,500

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: House (Res)



27 Marshall Dr MILL PARK 3082 (REI)

Agent Comments

3 2 2

Price: \$600,000

Method: Auction Sale

Date: 11/02/2017

Rooms: 4

Property Type: House (Res)

271 Chlds Rd MILL PARK 3082 (REI)

Agent Comments

3 2 2

Price: \$571,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 529 sqm

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 47 Bowman Drive, Mill Park Vic 3082

Indicative selling price

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

Range between \$570,000 & \$627,000

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
44 Carbon Cr MILL PARK 3082	\$641,500	29/04/2017
27 Marshall Dr MILL PARK 3082	\$600,000	11/02/2017
271 Childs Rd MILL PARK 3082	\$571,000	25/02/2017