



**Rooms:**  
**Property Type:** House  
**Land Size:** 649  
**Agent Comments**

**Indicative Selling Price**  
 \$648,000 - \$712,800  
**Median House Price**  
 March quarter 2017: \$617,500

## Comparable Properties



17 Gallfee Cr MILL PARK 3082 (REI)

**Agent Comments**



**Price:** \$691,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 682 sqm



7 Yvonne Ct MILL PARK 3082 (REI)

**Agent Comments**



**Price:** \$677,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:**



7 Karen Ct MILL PARK 3082 (REI)

**Agent Comments**



**Price:** \$645,000  
**Method:** Auction Sale  
**Date:** 18/02/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:**

## 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 **7 Eaglet Court, Mill Park Vic 3082**

#### Indicative selling price

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

Range between **\$648,000** & **\$712,800**

#### 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
7 Yvonne Ct MILL PARK 3082	\$677,000	08/04/2017
7 Karen Ct MILL PARK 3082	\$645,000	18/02/2017