

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

4 Gilroy Crescent, Mill Park Vic 3082

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$784,000 Property Type House Suburb Mill Park

Period - From 01/07/2021 to 30/09/2021 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	2 Sinclair Ct MILL PARK 3082	\$874,000	17/07/2021
2	1 Packard Crse MILL PARK 3082	\$840,000	22/05/2021
3	41 Garden Grove Dr MILL PARK 3082	\$822,500	05/07/2021

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.~~

This Statement of Information was prepared on:

11/11/2021 16:29



 4  2  2

Property Type: House
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
September quarter 2021: \$784,000

Comparable Properties



2 Sinclair Ct MILL PARK 3082 (REI/VG)

Agent Comments

 4  2  2

Price: \$874,000
Method: Auction Sale
Date: 17/07/2021
Property Type: House
Land Size: 573 sqm approx

1 Packard Crse MILL PARK 3082 (REI/VG)

Agent Comments

 4  2  2

Price: \$840,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 499 sqm approx



41 Garden Grove Dr MILL PARK 3082 (REI/VG) **Agent Comments**

 4  2  2

Price: \$822,500
Method: Sold Before Auction
Date: 05/07/2021
Property Type: House (Res)
Land Size: 592 sqm approx

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088