



Rooms:
Property Type: Land
Land Size: 573
Agent Comments

Indicative Selling Price
\$565,000 - \$621,500
Median House Price
March quarter 2017: \$617,500

Comparable Properties

55 Roycroft Av MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$585,000
Method: Auction Sale
Date: 11/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 534 sqm



29 Strickland Av MILL PARK 3082 (REI)

Agent Comments



Price: \$615,000
Method: Auction Sale
Date: 17/12/2016
Rooms: 5
Property Type: House (Res)
Land Size:



2 Sinclair Ct MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$591,000
Method: Auction Sale
Date: 26/11/2016
Rooms: 5
Property Type: House (Res)
Land Size: 573 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

3 Brentfield Court, Mill Park Vic 3082

Indicative selling priceFor the meaning of this price see consumer.vic.gov/underquoting

Range between \$565,000

&

\$621,500

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
55 Roycroft Av MILL PARK 3082	\$585,000	11/02/2017
29 Strickland Av MILL PARK 3082	\$615,000	17/12/2016
2 Sinclair Ct MILL PARK 3082	\$591,000	26/11/2016