





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)

4





Price: \$585,000 Method: Auction Sale Date: 11/02/2017

Rooms: -

Property Type: House (Res) Land Size: 534 sqm

Agent Comments



29 Strickland Av MILL PARK 3082 (REI)

4







Price: \$615,000 Method: Auction Sale Date: 17/12/2016 Rooms: 5

Property Type: House (Res)

Land Size:

Agent Comments



2 Sinclair Ct MILL PARK 3082 (REI/VG)







Price: \$591,000 Method: Auction Sale Date: 26/11/2016

Rooms: 5

Property Type: House (Res) Land Size: 573 sqm

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken

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in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale
Address Including suburb and postcode	3 Brentfield Court,Mill Park Vic 3082
Indicative selling prid	ce
For the meaning of this p	orice see consumer.vic.gov/underquoting

Median sale price

Range between \$565,000

Median price	\$617,500	Н	ouse	Х	Sul	burb	Mill Park	
Period - From	01/01/2017	to	31/03	3/2017	Source	REIV	,	

\$621,500

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





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