Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3 Callan Court, Mill Park Vic 3082

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$690,000	Pro	operty Type	Hou	se		Suburb	Mill Park
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2 Dorman Ct MILL PARK 3082	\$793,000	19/12/2020
2	72 Pindari Av MILL PARK 3082	\$764,000	05/11/2020
3	2 Carbon Cr MILL PARK 3082	\$720,500	05/12/2020

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:

21/01/2021 12:07









Property Type: Land Land Size: 684 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median House Price December quarter 2020: \$690,000

Comparable Properties



2 Dorman Ct MILL PARK 3082 (REI)



Price: \$793,000 Method: Auction Sale Date: 19/12/2020 Property Type: House (Res) Land Size: 660 sqm approx Agent Comments

Agent Comments



72 Pindari Av MILL PARK 3082 (REI)



Price: \$764,000 Method: Private Sale Date: 05/11/2020 Property Type: House (Res) Land Size: 559 sqm approx



2 Carbon Cr MILL PARK 3082 (REI)



Agent Comments

Price: \$720,500 Method: Auction Sale Date: 05/12/2020 Property Type: House (Res)

Account - The Agency Albert Park | P: 03 8578 0388



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