

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 Callan Court, Mill Park Vic 3082

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$690,000

Property Type

House

Suburb

Mill Park

Period - From

01/10/2020

to

31/12/2020

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 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



3 2 2

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)

Agent Comments

4 2 2

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



72 Pindari Av MILL PARK 3082 (REI)

Agent Comments

3 2 2

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

3 2 3

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