

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

35 Delacombe Drive, Mill Park Vic 3082

Indicative selling price

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

Range between \$835,000

&

\$918,500

Median sale price

Median price \$689,000

Property Type House

Suburb Mill Park

Period - From 01/01/2020

to 31/03/2020

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	46 Wagstaff Dr MILL PARK 3082	\$918,000	04/04/2020
2	3 Atlanta Ct MILL PARK 3082	\$905,000	05/05/2020
3	10 Ancona Dr MILL PARK 3082	\$800,000	13/06/2020

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:

02/07/2020 11:21



4 2 2

Property Type: House
Land Size: 2064 sqm approx
Agent Comments

Indicative Selling Price
\$835,000 - \$918,500
Median House Price
March quarter 2020: \$689,000

Comparable Properties



46 Wagstaff Dr MILL PARK 3082 (REI/VG)

Agent Comments

3 2 2

Price: \$918,000
Method: Private Sale
Date: 04/04/2020
Rooms: 5
Property Type: House
Land Size: 648 sqm approx



3 Atlanta Ct MILL PARK 3082 (REI)

Agent Comments

4 2 2

Price: \$905,000
Method: Private Sale
Date: 05/05/2020
Rooms: 5
Property Type: House
Land Size: 692 sqm approx



10 Ancona Dr MILL PARK 3082 (REI)

Agent Comments

3 2 2

Price: \$800,000
Method: Auction Sale
Date: 13/06/2020
Rooms: 4
Property Type: House (Res)
Land Size: 602 sqm approx