

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

299 Childs Road, Mill Park Vic 3082

Indicative selling price

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

Single price

\$645,000

Median sale price

Median price

\$690,000

House

X

Unit

Suburb

Mill Park

Period - From

01/01/2018

to

31/03/2018

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	36 Redleap Av MILL PARK 3082	\$720,000	07/07/2018
2	2 Wakeful PI MILL PARK 3082	\$680,000	11/06/2018
3	4 Flemington Dr MILL PARK 3082	\$630,000	23/02/2018

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.



 4
  2
  4

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 640 sqm approx

Agent Comments

prominent location and near Stables shops.

Indicative Selling Price

\$645,000

Median House Price

March quarter 2018: \$690,000

Comparable Properties



36 Redleap Av MILL PARK 3082 (REI)

Agent Comments

 4
  2
  2

Price: \$720,000

Method: Auction Sale

Date: 07/07/2018

Rooms: 5

Property Type: House (Res)

Land Size: 608 sqm approx



2 Wakeful PI MILL PARK 3082 (REI)

Agent Comments

 4
  2
  2

Price: \$680,000

Method: Private Sale

Date: 11/06/2018

Rooms: 6

Property Type: House

Land Size: 648 sqm approx



4 Flemington Dr MILL PARK 3082 (REI/VG)

Agent Comments

 4
  2
  -

Price: \$630,000

Method: Private Sale

Date: 23/02/2018

Rooms: 5

Property Type: House

Land Size: 625 sqm approx