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

31/292 Mckimmies Road, Mill Park Vic 3082

Indicative selling price

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

Range between $430,000 & $470,000

Median sale price

| Median price | $450,500 | Property Type | Unit | Suburb | Mill Park |

| Period - From | 01/10/2018 | to | 30/09/2019 | 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	26/292 Mckimmies Rd MILL PARK 3082	$501,000	02/10/2019
2	1/228 Childs Rd MILL PARK 3082	$500,000	21/10/2019
3	14a Casey Dr LALOR 3075	$457,000	10/08/2019

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.~~

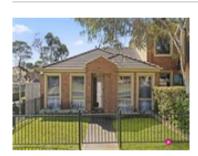This Statement of Information was prepared on: 07/01/2020 10:52

31/292 Mckimmies Road, Mill Park Vic 3082

🛏 3   🛁 1   🚗 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$430,000 - $470,000
Median Unit Price
Year ending September 2019: $450,500

Comparable Properties

26/292 Mckimmies Rd MILL PARK 3082 (REI/VG)

🛏 3   🛁 1   🚗 1

Price: $501,000
Method: Sold Before Auction
Date: 02/10/2019
Property Type: House (Res)
Land Size: 183 sqm approx

Agent Comments

1/228 Childs Rd MILL PARK 3082 (VG)

🛏 3   🛁 -   🚗 -

Price: $500,000
Method: Sale
Date: 21/10/2019
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

14a Casey Dr LALOR 3075 (REI/VG)

🛏 3   🛁 1   🚗 2

Price: $457,000
Method: Auction Sale
Date: 10/08/2019
Property Type: Townhouse (Res)
Land Size: 282 sqm approx

Agent Comments