

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

2 Whitfield Court, Mill Park Vic 3082

Indicative selling price

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

Range between \$675,000

&

\$742,500

Median sale price

Median price \$678,000

Property Type House

Suburb Mill Park

Period - From 01/04/2019

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	6 Laver Ct MILL PARK 3082	\$745,000	11/03/2020
2	32 Mill Park Dr MILL PARK 3082	\$730,000	04/05/2020
3	6 Thompson Cirt MILL PARK 3082	\$685,000	27/04/2020

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:

05/06/2020 08:03



4 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 637 sqm approx

Agent Comments

Indicative Selling Price

\$675,000 - \$742,500

Median House Price

Year ending March 2020: \$678,000

Comparable Properties



6 Laver Ct MILL PARK 3082 (REI/VG)

Agent Comments

4 2 2

Price: \$745,000

Method: Sold Before Auction

Date: 11/03/2020

Rooms: 5

Property Type: House (Res)

Land Size: 690 sqm approx



32 Mill Park Dr MILL PARK 3082 (REI)

Agent Comments

4 2 2

Price: \$730,000

Method: Private Sale

Date: 04/05/2020

Rooms: 5

Property Type: House

Land Size: 642 sqm approx



6 Thompson Cirt MILL PARK 3082 (REI)

Agent Comments

4 2 2

Price: \$685,000

Method: Private Sale

Date: 27/04/2020

Rooms: 5

Property Type: House

Land Size: 655 sqm approx