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 betweer	n \$675,000		&		\$742,500					
Median sale price										
Median price	\$678,000	Pro	Property Type		House		Suburb	Mill Park		
Period - From	01/04/2019	to	31/03/2020		So	urce	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.

Ade	dress 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



2 Whitfield Court, Mill Park Vic 3082

Harcourts Rata & Co

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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) 4 2 2 2 Price: \$745,000 Method: Sold Before Auction Date: 11/03/2020 Rooms: 5	Agent Comments
Property Type: House (Res) Land Size: 690 sqm approx 32 Mill Park Dr MILL PARK 3082 (REI) 4 2 2 2 Price: \$730,000 Method: Private Sale Date: 04/05/2020 Rooms: 5 Property Type: House Land Size: 642 sqm approx	Agent Comments
6 Thompson Cirt MILL PARK 3082 (REI) 4 2 2 2 Price: \$685,000 Method: Private Sale Date: 27/04/2020 Rooms: 5 Property Type: House Land Size: 655 sqm approx	Agent Comments

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.