

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

16 Calwell Court, Mill Park Vic 3082

Indicative selling price

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

Range between

\$525,000

&

\$575,000

Median sale price

Median price

\$640,000

House

X

Unit

Suburb

Mill Park

Period - From

01/10/2018

to

31/12/2018

Source

REIV

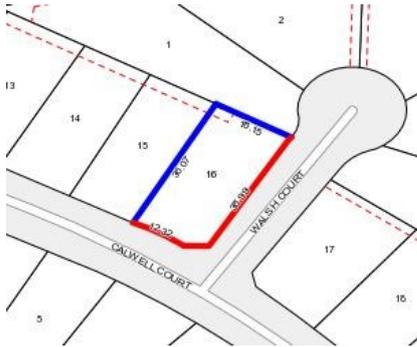
Comparable property sales (*Delete A or B below as applicable)

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	1 Odonoghue St MILL PARK 3082	\$565,000	27/10/2018
2	10 Fawkner Ct MILL PARK 3082	\$550,000	08/12/2018
3	59 Romano Av MILL PARK 3082	\$535,000	15/12/2018

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.



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 621 sqm approx
 Agent Comments

Indicative Selling Price
 \$525,000 - \$575,000
Median House Price
 December quarter 2018: \$640,000

Comparable Properties



1 Odonoghue St MILL PARK 3082 (REI/VG) [Agent Comments](#)

3 1 1

Price: \$565,000
Method: Auction Sale
Date: 27/10/2018
Rooms: 5
Property Type: House
Land Size: 325 sqm approx



10 Fawkner Ct MILL PARK 3082 (REI/VG) [Agent Comments](#)

3 1 4

Price: \$550,000
Method: Auction Sale
Date: 08/12/2018
Rooms: 4
Property Type: House (Res)
Land Size: 575 sqm approx



59 Romano Av MILL PARK 3082 (REI) [Agent Comments](#)

3 1 1

Price: \$535,000
Method: Auction Sale
Date: 15/12/2018
Rooms: 4
Property Type: House (Res)
Land Size: 572 sqm approx