

# 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

163 Mill Park Drive, Mill Park Vic 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$585,000

&

\$643,500

### Median sale price

Median price \$672,500

Property Type House

Suburb Mill Park

Period - From 01/07/2019

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	17 Buckmaster Dr MILL PARK 3082	\$662,000	26/10/2019
2	16 Flemington Dr MILL PARK 3082	\$615,000	06/06/2019
3	31 Buckmaster Dr MILL PARK 3082	\$557,000	21/09/2019

**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:

14/11/2019 23:06



4 1 2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 602 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$585,000 - \$643,500  
**Median House Price**  
September quarter 2019: \$672,500

## Comparable Properties

**17 Buckmaster Dr MILL PARK 3082 (REI)**

**Agent Comments**

3 1 5

**Price:** \$662,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** House (Res)  
**Land Size:** 606 sqm approx

**16 Flemington Dr MILL PARK 3082 (VG)**

**Agent Comments**

3 - -

**Price:** \$615,000  
**Method:** Sale  
**Date:** 06/06/2019  
**Property Type:** House (Res)  
**Land Size:** 598 sqm approx



**31 Buckmaster Dr MILL PARK 3082 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$557,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 597 sqm approx