

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

7 Monterey Court, Mill Park Vic 3082

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$780,000

Property Type House

Suburb Mill Park

Period - From 21/02/2022

to

20/02/2023

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.

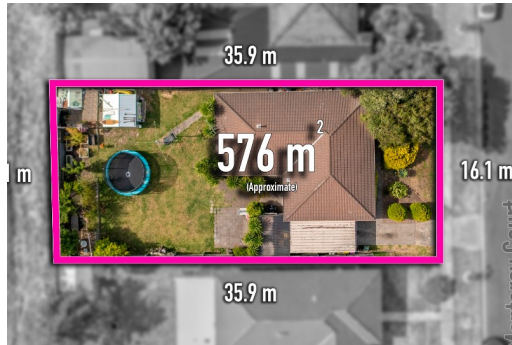
	Address of comparable property	Price	Date of sale
1	15 Parklea Ct MILL PARK 3082	\$683,000	11/02/2023
2	5 Radiata Ct MILL PARK 3082	\$630,000	14/10/2022
3	22 Crampton Cr MILL PARK 3082	\$619,000	16/09/2022

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:

21/02/2023 11:23



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Property Type: House
Land Size: 576 sqm approx
Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median House Price
 21/02/2022 - 20/02/2023: \$780,000

Comparable Properties



15 Parklea Ct MILL PARK 3082 (REI)

Agent Comments

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Price: \$683,000
Method: Auction Sale
Date: 11/02/2023
Property Type: House (Res)
Land Size: 527 sqm approx

5 Radiata Ct MILL PARK 3082 (VG)

Agent Comments

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Price: \$630,000
Method: Sale
Date: 14/10/2022
Property Type: House (Res)
Land Size: 670 sqm approx



22 Crampton Cr MILL PARK 3082 (REI/VG)

Agent Comments

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  -

Price: \$619,000
Method: Private Sale
Date: 16/09/2022
Property Type: House
Land Size: 631 sqm approx

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088