# Harcourts Rata & Co

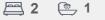
### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 4/7 CLEMENT COURT, MILL PARK, VIC







**Indicative Selling Price** 

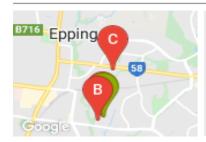
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$450,000 to \$495,000

Provided by: Daniel Galea, Harcourts Rata & Co

### **MEDIAN SALE PRICE**



MILL PARK, VIC, 3082

**Suburb Median Sale Price (Unit)** 

\$517,500

01 January 2021 to 31 December 2021

Provided by: pricefinder

### COMPARABLE PROPERTIES

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.



1/6 CLEMENT CRT, MILL PARK, VIC 3082







Sale Price

**\*\$528,000** 

Sale Date: 18/12/2021

Distance from Property: 38m





110 WOOLNOUGH DR, MILL PARK, VIC







**Sale Price** 

\$490,000

Sale Date: 10/12/2021

Distance from Property: 187m





2/12 DRYANDRA AVE, EPPING, VIC 3076





**Sale Price** 

\$460,000

Sale Date: 10/11/2021

Distance from Property: 1.4km



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for

Address Including suburb and postcode

4/7 CLEMENT COURT, MILL PARK, VIC 3082

### Indicative selling price

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

Price Range: \$450,000 to \$495,000

### Median sale price

Median price	\$517,500	Property type	Unit		Suburb	MILL PARK
Period	01 January 2021 to 31 December 2021		Source	pricefinder		

#### Comparable property sales

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	Price	Date of sale
1/6 CLEMENT CRT, MILL PARK, VIC 3082	*\$528,000	18/12/2021
110 WOOLNOUGH DR, MILL PARK, VIC 3082	\$490,000	10/12/2021
2/12 DRYANDRA AVE, EPPING, VIC 3076	\$460,000	10/11/2021

This Statement of Information was prepared on:

23/02/2022

