

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

361 Childs Road Mill Park VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Mill Park

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

36 Tonelli Crescent Mill Park VIC 3082	\$646,000	16-Sep-19
258 Childs Road Mill Park VIC 3082	\$638,500	05-Sep-19
5 Laver Court Mill Park VIC 3082	\$672,000	20-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 27 November 2019



36 Tonelli Crescent Mill Park VIC 3082

Sold Price

^{RS} **\$646,000**

Sold Date

16-Sep-19

 4  2  2

Distance

1.24km



258 Childs Road Mill Park VIC 3082

Sold Price

\$638,500

Sold Date

05-Sep-19

 4  2  2

Distance

0.86km



5 Laver Court Mill Park VIC 3082

Sold Price

\$672,000

Sold Date

20-Jul-19

 4  3  2

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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