

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

9 Clayton 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

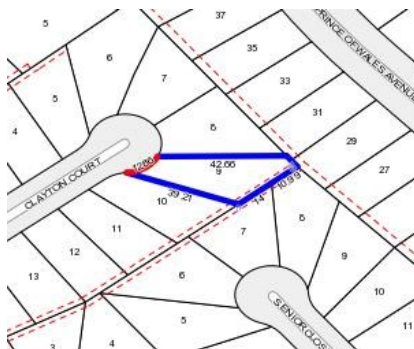
Comparable property sales (*Delete A or B below as applicable)

- 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	7 Callan Ct MILL PARK 3082	\$574,000	17/11/2018
2	25 Chestnut Rd MILL PARK 3082	\$570,000	19/12/2018
3	23 Pickworth Dr MILL PARK 3082	\$535,000	17/11/2018

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
  2
  2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 678 sqm approx

Agent Comments

Indicative Selling Price

\$525,000 - \$575,000

Median House Price

December quarter 2018: \$640,000

Comparable Properties



7 Callan Ct MILL PARK 3082 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$574,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 571 sqm approx



25 Chestnut Rd MILL PARK 3082 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$570,000

Method: Private Sale

Date: 19/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 598 sqm approx



23 Pickworth Dr MILL PARK 3082 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$535,000

Method: Auction Sale

Date: 17/11/2018

Rooms: 4

Property Type: House (Res)

Land Size: 421 sqm approx