

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

5 Redfield Court, Mill Park Vic 3082

Indicative selling price

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

Range between

\$770,000

&

\$800,000

Median sale price

Median price

\$784,000

Property Type

House

Suburb

Mill Park

Period - From

01/07/2021

to

30/09/2021

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	16 Honeysuckle Ct MILL PARK 3082	\$805,000	19/06/2021
2	4 Archer Pl MILL PARK 3082	\$797,000	26/09/2021
3	22 Veronica Cr MILL PARK 3082	\$790,000	13/11/2021

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:

24/11/2021 11:07



 4  1  6

Property Type: House (Res)

Land Size: 793 sqm approx

Agent Comments

Indicative Selling Price

\$770,000 - \$800,000

Median House Price

September quarter 2021: \$784,000

Comparable Properties



16 Honeysuckle Ct MILL PARK 3082 (REI/VG)

Agent Comments

 4  2  4

Price: \$805,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 622 sqm approx



4 Archer Pl MILL PARK 3082 (REI)

Agent Comments

 4  2  2

Price: \$797,000

Method: Auction Sale

Date: 26/09/2021

Property Type: House (Res)

Land Size: 599 sqm approx



22 Veronica Cr MILL PARK 3082 (REI)

Agent Comments

 4  2  2

Price: \$790,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Land Size: 614 sqm approx

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