Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	3 Mills Place, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$750,000
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Median sale price

Median price \$623,500	Pro	operty Type To	ownhouse		Suburb	Mooroolbark
Period - From 04/01/2021	to	03/01/2022	Sou	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	7/13 Palm Gr KILSYTH 3137	\$780,000	29/11/2021
2	3/8 Caromar St CROYDON 3136	\$780,000	10/07/2021
3			

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:	04/01/2022 11:20



Date of sale











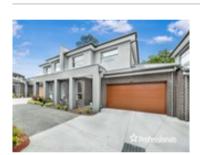
Property Type: Townhouse

Land Size: 133 sqm approx

Agent Comments

Indicative Selling Price \$750,000 **Median Townhouse Price** 04/01/2021 - 03/01/2022: \$623,500

Comparable Properties



7/13 Palm Gr KILSYTH 3137 (REI)





Price: \$780,000 Method: Private Sale Date: 29/11/2021

Property Type: Townhouse (Single) Land Size: 190 sqm approx

Agent Comments



3/8 Caromar St CROYDON 3136 (REI/VG)

-- 3







Agent Comments

Price: \$780,000 Method: Auction Sale Date: 10/07/2021 Property Type: Unit

Land Size: 254 sqm approx

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.

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