

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

3 Mills Place, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$623,500

Property Type

Townhouse

Suburb

Mooroolbark

Period - From

04/01/2021

to

03/01/2022

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	7/13 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



 3  2  2

Property Type: Townhouse
(Single)

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)

Agent Comments

 3  2  2

Price: \$780,000

Method: Private Sale

Date: 29/11/2021

Property Type: Townhouse (Single)

Land Size: 190 sqm approx



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

Agent Comments

 3  2  2

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.