

# 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 Brigden Court, Mill Park Vic 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000

&

\$720,000

### Median sale price

Median price \$695,000

Property Type House

Suburb Mill Park

Period - From 01/10/2019

to 30/09/2020

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	2 Whitfield Ct MILL PARK 3082	\$715,000	18/07/2020
2	10 Royston CI MILL PARK 3082	\$707,000	17/06/2020
3	2 Chicquita PI MILL PARK 3082	\$685,000	24/10/2020

**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:

02/12/2020 14:28



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**Property Type:** House  
**Land Size:** 633 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$680,000 - \$720,000

**Median House Price**

Year ending September 2020: \$695,000

## Comparable Properties



**2 Whitfield Ct MILL PARK 3082 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$715,000  
**Method:** Auction Sale  
**Date:** 18/07/2020  
**Property Type:** House (Res)  
**Land Size:** 637 sqm approx



**10 Royston CI MILL PARK 3082 (REI/VG)**

**Agent Comments**

 5    2    3

**Price:** \$707,000  
**Method:** Private Sale  
**Date:** 17/06/2020  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 625 sqm approx



**2 Chicquita PI MILL PARK 3082 (REI)**

**Agent Comments**

 4    2    4

**Price:** \$685,000  
**Method:** Auction Sale  
**Date:** 24/10/2020  
**Property Type:** House (Res)  
**Land Size:** 631 sqm approx