

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

7 Madigan Crescent, Mill Park Vic 3082

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$785,000

Property Type House

Suburb Mill Park

Period - From 24/11/2021

to

23/11/2022

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	24 Madigan Cr MILL PARK 3082	\$670,000	06/08/2022
2	3 Sandown CI MILL PARK 3082	\$650,000	18/10/2022
3	6 Milford St THOMASTOWN 3074	\$630,000	27/10/2022

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:

24/11/2022 12:33



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median House Price

24/11/2021 - 23/11/2022: \$785,000

Comparable Properties



24 Madigan Cr MILL PARK 3082 (REI/VG)

Agent Comments

 4  1  2

Price: \$670,000

Method: Auction Sale

Date: 06/08/2022

Property Type: House (Res)

Land Size: 590 sqm approx



3 Sandown Ct MILL PARK 3082 (REI)

Agent Comments

 4  1  2

Price: \$650,000

Method: Sold Before Auction

Date: 18/10/2022

Property Type: House (Res)

Land Size: 608 sqm approx



6 Milford St THOMASTOWN 3074 (REI)

Agent Comments

 4  1  5

Price: \$630,000

Method: Private Sale

Date: 27/10/2022

Property Type: House

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088