

## 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	9 Westleigh Court, Mill Park Vic 3082
Including suburb and postcode	

### Indicative selling price

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

Range between \$485,000 & \$530,000

### Median sale price

Median price	\$662,500	Property Type	House	Suburb	Mill Park
Period - From	01/01/2019	to	31/12/2019	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	123 Narina Way EPPING 3076	\$530,000	07/09/2019
2	8 Elliott Cl EPPING 3076	\$520,000	22/11/2019
3	2 Cabot Dr EPPING 3076	\$485,000	12/10/2019

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: 05/03/2020 17:15