

# 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

1 Grady Close, 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

\$800,000

&

\$880,000

### Median sale price

Median price

\$660,000

Property Type

House

Suburb

Mill Park

Period - From

21/02/2019

to

20/02/2020

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		
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:

21/02/2020 09:13

1 Grady Close, Mill Park Vic 3082

**Harcourts**  
Rata & Co

Rose Mickoska  
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 4  3  2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 600 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
21/02/2019 - 20/02/2020: \$660,000

## Comparable Properties

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.

**Account** - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.