

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

1a Cahill Close, Mill Park Vic 3082

Indicative selling price

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

Range between \$465,000 & \$510,000

Median sale price*

Median price \$500,000 Property Type House Suburb Mill Park

Period - From 01/02/2021 to 25/05/2021 Source RPDATA

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 Scullin Ct, Mill Park, Vic 3082, Australia	\$530,000	10/05/2021
2	2a Pickworth Dr MILL PARK 3082	\$530,000	24/04/2021
3	22 Grand Pde EPPING 3076	\$540,000	24/04/2021

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:

25/05/2021 11:13

1a Cahill Close, Mill Park Vic 3082



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2 2 1

Property Type: House
Land Size: 179 sqm approx
Agent Comments

Indicative Selling Price
\$465,000 - \$510,000

Median House Price *
01/02/2021 - 25/05/2021: \$500,000
* Agent calculated median

Comparable Properties

2/3 Scullin Ct, Mill Park, Vic 3082, Australia
(REI)

Agent Comments

2 2 1

Price: \$530,000
Method:
Date: 10/05/2021
Property Type: House



2a Pickworth Dr MILL PARK 3082 (REI)

Agent Comments

2 1 4

Price: \$530,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)



22 Grand Pde EPPING 3076 (REI)

Agent Comments

2 1 1

Price: \$540,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)
Land Size: 286 sqm approx

Account - Biggin & Scott | P: 03 9489 5777 | F: 03 9489 5788



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.