### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	1a Cahill Close, Mill Park Vic 3082
Including suburb and	
postcode	

#### Indicative selling price

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

Tallige Setween   4 100,000	Range between	\$465,000	&	\$510,000
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#### Median sale price\*

Median price \$500,0	000 Pro	operty Type H	ouse	Suburb	Mill Park
Period - From 01/02/	2/2021 to	25/05/2021	Sourc	e RPDATA	4

# 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

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.

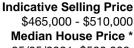
This Statement of Information was prepared on:	25/05/2021 11:13



Date of sale



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







Property Type: House Land Size: 179 sqm approx

**Agent Comments** 

# Comparable Properties

2/3 Scullin Ct, Mill Park, Vic 3082, Australia

(REI)

**-**2



Price: \$530,000 Method:

Date: 10/05/2021 Property Type: House **Agent Comments** 



2a Pickworth Dr MILL PARK 3082 (REI)

**-**2







Price: \$530,000 Method: Auction Sale Date: 24/04/2021

Property Type: House (Res)

**Agent Comments** 



22 Grand Pde EPPING 3076 (REI)



Price: \$540,000 Method: Auction Sale Date: 24/04/2021

Property Type: House (Res) Land Size: 286 sqm approx

**Agent Comments** 

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