

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

283 McCartneys Road, Mitchell Park, VIC 3352

Indicative selling price

\$745,000 - \$785,000

Range between

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

Median sale price

Median price
\$ 309,150

House

*Delete house or unit as applicable

Suburb
MITCHELL PARK

Period
17/01/2018 - 17/07/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



26 MONUMENT BOULEVARD
CARDIGAN

4 2 5

Normal Sale \$795,000
Date Sold 31/10/2018
Land 2009 sqm



183 BLIND CREEK ROAD
CARDIGAN

3 3 7

Normal Sale \$755,000
Date Sold 26/02/2018
Land 4000 sqm



120 IBIS GARDENS COURT
CARDIGAN

3 2 2

Normal Sale \$800,000
Date Sold 18/10/2018
Land 4001 sqm