

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

82 Garden Grove Drive, Mill Park Vic 3082

Indicative selling price

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

Range between

\$670,000

&

\$720,000

Median sale price

Median price

\$817,500

Property Type

House

Suburb

Mill Park

Period - From

01/04/2022

to

30/06/2022

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	11 Wordsworth Ct BUNDOORA 3083	\$725,000	04/06/2022
2	7 Phar Lap CI MILL PARK 3082	\$681,000	16/07/2022
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:

03/08/2022 10:40



3 2 2

Property Type: House
Land Size: 598 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$720,000
Median House Price
June quarter 2022: \$817,500

Comparable Properties



11 Wordsworth Ct BUNDOORA 3083 (REI)

Agent Comments

3 1 2

Price: \$725,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 654 sqm approx



7 Phar Lap Ct MILL PARK 3082 (REI)

Agent Comments

3 1 1

Price: \$681,000
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)
Land Size: 575 sqm approx

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.

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