

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	1 Redfield Court, Mill Park Vic 3082
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$720,000	&	\$792,000

Median sale price

Median price	\$682,000	Hou	ise X	Unit		Suburb	Mill Park
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

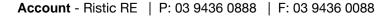
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	8 Peacock Cl MILL PARK 3082	\$800,000	25/11/2017
2	44 Thompson Cirt MILL PARK 3082	\$740,000	16/12/2017
3	60 Blackman Av MILL PARK 3082	\$737,500	05/03/2018

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.

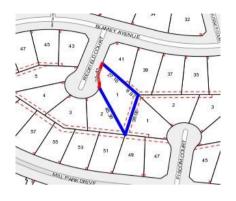






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Property Type: House (Previously

Occupied - Detached) Land Size: 816 sqm approx

Agent Comments

Indicative Selling Price \$720,000 - \$792,000 **Median House Price** December quarter 2017: \$682,000

Comparable Properties



8 Peacock CI MILL PARK 3082 (REI/VG)



Price: \$800,000 Method: Auction Sale Date: 25/11/2017 Rooms: 5

Property Type: House (Res) Land Size: 740 sqm approx

Agent Comments



44 Thompson Cirt MILL PARK 3082 (REI/VG)



Price: \$740.000 Method: Auction Sale Date: 16/12/2017 Rooms: 7

Property Type: House (Res)

Land Size: 597 sqm approx

Agent Comments



60 Blackman Av MILL PARK 3082 (REI)





Price: \$737,500

Method: Sold Before Auction

Date: 05/03/2018 Rooms: 6

Property Type: House (Res) Land Size: 604 sqm approx

Agent Comments

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088





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