

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

9 Appletree Drive, Mill Park Vic 3082

Indicative selling price

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

Range between \$547,000

&

\$601,700

Median sale price

Median price \$685,000

Property Type House

Suburb Mill Park

Period - From 30/06/2019

to

29/06/2020

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	250 Betula Av MILL PARK 3082	\$600,000	01/05/2020
2	2 Cuthbert Dr MILL PARK 3082	\$598,000	17/06/2020
3	32 Tunbridge Cr LALOR 3075	\$580,000	28/05/2020

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:

30/06/2020 11:18



3 1 2

Property Type: House (Res)

Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price

\$547,000 - \$601,700

Median House Price

30/06/2019 - 29/06/2020: \$685,000

Comparable Properties



250 Betula Av MILL PARK 3082 (REI/VG)

Agent Comments

3 2 2

Price: \$600,000

Method: Sold Before Auction

Date: 01/05/2020

Property Type: House (Res)

Land Size: 545 sqm approx



2 Cuthbert Dr MILL PARK 3082 (REI)

Agent Comments

3 1 2

Price: \$598,000

Method: Private Sale

Date: 17/06/2020

Rooms: 4

Property Type: House

Land Size: 534 sqm approx



32 Tunbridge Cr LALOR 3075 (REI)

Agent Comments

3 1 2

Price: \$580,000

Method: Private Sale

Date: 28/05/2020

Rooms: 4

Property Type: House

Land Size: 531 sqm approx