

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	103A Hawkes Drive, 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	\$465,000	&	\$495,000

Median sale price

Median price	\$467,000	Hou	Ise	Unit	Х	Suburb	Mill Park
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

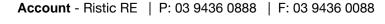
Comparable property sales (*Delete A or B below as applicable)

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	2/8 Orsett Ct MILL PARK 3082	\$505,000	17/02/2018
2	3/215 Betula Av MILL PARK 3082	\$501,000	10/03/2018
3	2/247-249 Childs Rd MILL PARK 3082	\$487,500	07/04/2018

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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Rooms:

Property Type: House **Agent Comments**

Indicative Selling Price \$465,000 - \$495,000 **Median Unit Price** Year ending March 2018: \$467,000

Comparable Properties



2/8 Orsett Ct MILL PARK 3082 (REI/VG)



Price: \$505,000 Method: Auction Sale Date: 17/02/2018 Rooms: 4

Property Type: Unit

Land Size: 300 sqm approx

Agent Comments



3/215 Betula Av MILL PARK 3082 (REI/VG)





Price: \$501,000 Method: Auction Sale Date: 10/03/2018 Rooms: 4

Property Type: Townhouse (Res) Land Size: 217 sqm approx

Agent Comments



2/247-249 Childs Rd MILL PARK 3082 (REI)





Price: \$487,500 Method: Auction Sale Date: 07/04/2018 Rooms: 3

Property Type: Unit

Land Size: 298 sqm approx

Agent Comments

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





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