

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

103A Hawkes Drive, Mill Park Vic 3082

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

House

Unit

X

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.

	Address 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.



 3
  1
  2

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)

Agent Comments

 2
  1
  1

Price: \$505,000
Method: Auction Sale
Date: 17/02/2018
Rooms: 4
Property Type: Unit
Land Size: 300 sqm approx



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

Agent Comments

 3
  1
  1

Price: \$501,000
Method: Auction Sale
Date: 10/03/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 217 sqm approx



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

Agent Comments

 2
  1
  2

Price: \$487,500
Method: Auction Sale
Date: 07/04/2018
Rooms: 3
Property Type: Unit
Land Size: 298 sqm approx