

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

2 Christie Avenue, Mill Park Vic 3082

Indicative selling price

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

Single price

\$580,000

Median sale price

Median price

\$653,500

House

X

Unit

Suburb

Mill Park

Period - From

01/07/2018

to

30/09/2018

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	14 Blackman Av MILL PARK 3082	\$650,000	20/10/2018
2	5 Septimus CI MILL PARK 3082	\$636,000	15/09/2018
3	24 Statesman Cr MILL PARK 3082	\$610,000	14/07/2018

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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  2

Rooms:**Property Type:** House (Res)

Agent Comments

Indicative Selling Price

\$580,000

Median House Price

September quarter 2018: \$653,500

Comparable Properties

**14 Blackman Av MILL PARK 3082 (REI/VG)**

Agent Comments

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  3
  2

Price: \$650,000**Method:** Auction Sale**Date:** 20/10/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 639 sqm approx**5 Septimus CI MILL PARK 3082 (REI/VG)**

Agent Comments

 3
  2
  2

Price: \$636,000**Method:** Auction Sale**Date:** 15/09/2018**Rooms:** 5**Property Type:** House**Land Size:** 635 sqm approx**24 Statesman Cr MILL PARK 3082 (REI/VG)**

Agent Comments

 3
  1
  2

Price: \$610,000**Method:** Auction Sale**Date:** 14/07/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 625 sqm approx