

**MILLERSHIP & CO.**



It's not about us,  
it's about you.

## **STATEMENT OF INFORMATION**

39 DELACOMBE DRIVE, MILL PARK, VIC 3082

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**39 DELACOMBE DRIVE, MILL PARK, VIC**

4 2 2

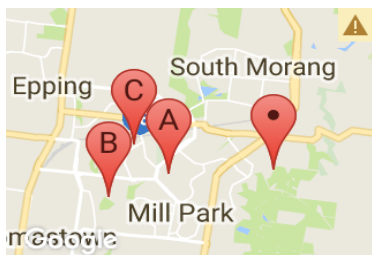
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: 620,000 to 680,000**

Provided by: Brett Sparks, Millership & Co

## MEDIAN SALE PRICE



**MILL PARK, VIC, 3082**

**Suburb Median Sale Price (House)**

**\$676,250**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**61 THOMPSON CCT, MILL PARK, VIC 3082**

4 1 2

**Sale Price**

**\*\$665,000**

Sale Date: 21/04/2018

Distance from Property: 2.8km



**66 HAWKES DR, MILL PARK, VIC 3082**

4 2 2

**Sale Price**

**\*\$680,000**

Sale Date: 24/03/2018

Distance from Property: 4.4km



**95 PRINCE OF WALES AVE, MILL PARK, VIC**

4 2 2

**Sale Price**

**\*\$670,000**

Sale Date: 03/03/2018

Distance from Property: 3.7km



This report has been compiled on 30/04/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

39 DELACOMBE DRIVE, MILL PARK, VIC 3082

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

620,000 to 680,000

Median sale price

Median price

\$676,250

House

X

Unit

Suburb

MILL PARK

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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 |
|---------------------------------------------|------------|--------------|
| 61 THOMPSON CCT, MILL PARK, VIC 3082        | *\$665,000 | 21/04/2018   |
| 66 HAWKES DR, MILL PARK, VIC 3082           | *\$680,000 | 24/03/2018   |
| 95 PRINCE OF WALES AVE, MILL PARK, VIC 3082 | *\$670,000 | 03/03/2018   |