

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

1 Wodalla Court, Mill Park Vic 3082

Indicative selling price

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

Range between \$640,000

&

\$704,000

Median sale price

Median price \$690,000

Property Type House

Suburb Mill Park

Period - From 01/07/2019

to 30/06/2020

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	132 Mill Park Dr MILL PARK 3082	\$700,000	25/07/2020
2	3 Corrigan Pl MILL PARK 3082	\$695,000	15/08/2020
3	12 Blackman Av MILL PARK 3082	\$631,000	18/07/2020

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:

05/10/2020 15:02



Property Type: House (Previously Occupied - Detached)
Land Size: 746 sqm approx
 Agent Comments

Indicative Selling Price
 \$640,000 - \$704,000
Median House Price
 Year ending June 2020: \$690,000

Comparable Properties



132 Mill Park Dr MILL PARK 3082 (REI)

Agent Comments



Price: \$700,000
Method: Auction Sale
Date: 25/07/2020
Rooms: 6
Property Type: House (Res)
Land Size: 779 sqm approx



3 Corrigan Pl MILL PARK 3082 (REI)

Agent Comments



Price: \$695,000
Method: Auction Sale
Date: 15/08/2020
Rooms: 6
Property Type: House (Res)
Land Size: 602 sqm approx



12 Blackman Av MILL PARK 3082 (REI)

Agent Comments



Price: \$631,000
Method: Auction Sale
Date: 18/07/2020
Rooms: 6
Property Type: House (Res)
Land Size: 651 sqm approx