Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	1 Wodalla Court, 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 \$640,000	&	\$704,000
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Median sale price

Median price \$6	690,000	Pro	perty Type	House		Suburb	Mill Park
Period - From 01	1/07/2019 t	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

Add	dress of comparable property	Price	Date of sale
1	132 Mill Park Dr MILL PARK 3082	\$700,000	25/07/2020
2	3 Corrigan PI MILL PARK 3082	\$695,000	15/08/2020
3	12 Blackman Av MILL PARK 3082	\$631,000	18/07/2020

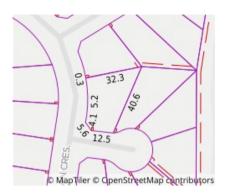
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)





Price: \$700,000 Method: Auction Sale Date: 25/07/2020 Rooms: 6

Property Type: House (Res) Land Size: 779 sqm approx

Agent Comments



3 Corrigan PI MILL PARK 3082 (REI)





Price: \$695.000 Method: Auction Sale Date: 15/08/2020 Rooms: 6

Property Type: House (Res) Land Size: 602 sqm approx

Agent Comments



12 Blackman Av MILL PARK 3082 (REI)



Price: \$631,000 Method: Auction Sale Date: 18/07/2020 Rooms: 6

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



