



# STATEMENT OF INFORMATION

241 SEVENTH AVENUE, EDEN PARK, VIC 3757

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

**MILLERSHIP & CO.**



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**241 SEVENTH AVENUE, EDEN PARK, VIC**

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### Indicative Selling Price

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

**Price Range: 690,000 to 750,000**

Provided by: Brett Sparks, Millership & Co Pty Ltd

## MEDIAN SALE PRICE



**EDEN PARK, VIC, 3757**

**Suburb Median Sale Price (Other)**

01 October 2016 to 30 September 2017

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.



**54 CORELLA DR, WHITTLESEA, VIC 3757**

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**Sale Price**

**\$690,000**

Sale Date: 11/04/2016

Distance from Property: 4km



**74 ELEVENTH AVE, EDEN PARK, VIC 3757**

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**Sale Price**

**\$705,000**

Sale Date: 19/08/2016

Distance from Property: 1.6km



**140 EIGHTH AVE, EDEN PARK, VIC 3757**

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**Sale Price**

**\$715,000**

Sale Date: 06/12/2016

Distance from Property: 1.2km



This report has been compiled on 11/10/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - [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

241 SEVENTH AVENUE, EDEN PARK, VIC 3757

Indicative selling price

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

Price Range:

690,000 to 750,000

Median sale price

Median price

House

Unit


Suburb

EDEN PARK

Period

01 October 2016 to 30 September 2017

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
54 CORELLA DR, WHITTLESEA, VIC 3757	\$690,000	11/04/2016
74 ELEVENTH AVE, EDEN PARK, VIC 3757	\$705,000	19/08/2016
140 EIGHTH AVE, EDEN PARK, VIC 3757	\$715,000	06/12/2016