

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

8 De Castella Close, Mill Park Vic 3082

Indicative selling price

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

Range between

\$580,000

&

\$638,000

Median sale price

Median price

\$682,000

House

X

Unit

Suburb

Mill Park

Period - From

01/10/2017

to

31/12/2017

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	86 Moorhead Dr MILL PARK 3082	\$635,000	03/02/2018
2	5 Fetlock PI EPPING 3076	\$625,000	28/10/2017
3	34 Farnham Cr MILL PARK 3082	\$592,500	19/12/2017

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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Rooms:**Property Type:** House**Land Size:** 489 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median House Price

December quarter 2017: \$682,000

Comparable Properties

**86 Moorhead Dr MILL PARK 3082 (REI)**

Agent Comments

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Price: \$635,000**Method:** Auction Sale**Date:** 03/02/2018**Rooms:** -**Property Type:** House**Land Size:** 417 sqm approx**5 Fetlock PI EPPING 3076 (REI/VG)**

Agent Comments

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Price: \$625,000**Method:** Auction Sale**Date:** 28/10/2017**Rooms:** -**Property Type:** House**Land Size:** 592 sqm approx**34 Farnham Cr MILL PARK 3082 (VG)**

Agent Comments

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Price: \$592,500**Method:** Sale**Date:** 19/12/2017**Rooms:** -**Property Type:** House (Previously Occupied - Detached)**Land Size:** 432 sqm approx