

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

35 Ester Drive, Mill Park Vic 3082

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Mill Park

Period - From

22/05/2022

to

21/05/2023

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	60 Lady Penrhyn Av MILL PARK 3082	\$785,000	22/04/2023
2	56 Pindari Av MILL PARK 3082	\$755,000	20/05/2023
3	12 Noble Dr EPPING 3076	\$705,000	25/03/2023

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:

22/05/2023 11:20



 3  2  2

Property Type: House
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
22/05/2022 - 21/05/2023: \$760,000

Comparable Properties



60 Lady Penrhyn Av MILL PARK 3082 (REI)

Agent Comments

 3  2  2

Price: \$785,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 558 sqm approx

56 Pindari Av MILL PARK 3082 (REI)

Agent Comments

 3  2  2

Price: \$755,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 547 sqm approx

12 Noble Dr EPPING 3076 (REI)

Agent Comments

 3  2  2

Price: \$705,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 536 sqm approx

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