

# 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

250 Betula Avenue, Mill Park Vic 3082

### Indicative selling price

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

Range between \$585,000 & \$620,000

### Median sale price

Median price \$670,000

Property Type House

Suburb Mill Park

Period - From 07/04/2019

to 06/04/2020

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	254 Betula Av MILL PARK 3082	\$620,000	01/04/2020
2	12 Bluegum Ct MILL PARK 3082	\$600,000	26/03/2020
3	3 Dalbury PI MILL PARK 3082	\$585,000	25/03/2020

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:

07/04/2020 12:47



 3  2  2

**Property Type:** House (Res)

**Land Size:** 545 sqm approx

Agent Comments

## Comparable Properties



**254 Betula Av MILL PARK 3082 (REI)**

Agent Comments

 3  1  2

**Price:** \$620,000

**Method:** Private Sale

**Date:** 01/04/2020

**Rooms:** 4

**Property Type:** House



**12 Bluegum Ct MILL PARK 3082 (REI)**

Agent Comments

 3  2  1

**Price:** \$600,000

**Method:** Sold Before Auction

**Date:** 26/03/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 530 sqm approx



**3 Dalbury PI MILL PARK 3082 (REI)**

Agent Comments

 3  1  1

**Price:** \$585,000

**Method:** Auction Sale

**Date:** 25/03/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 555 sqm approx