

# 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 29 McClelland Drive, 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) (\*Delete single price or range as applicable)

Single price \$\* or range between \$595,000 & \$650,000

### Median sale price

Median price \$689,000

Property type House

Suburb MILL PARK

Period - From 1/1/2020

to

31/3/2020

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
51 Freeman Crescent, MILL PARK	\$660,000	15/2/2020
14 Madigan Crescent, MILL PARK	\$652,000	21/3/2020
125 Morang Drive, MILL PARK	\$580,000	9/4/2020

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: 22/6/2020 12:21



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**Property Type:** House  
**Land Size:** 612 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$595,000 - \$650,000  
**Median House Price**  
 March quarter 2020: \$689,000

## Comparable Properties



51 Freeman Cr MILL PARK 3082 (REI/VG)

**Agent Comments**

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**Price:** \$660,000  
**Method:** Auction Sale  
**Date:** 15/02/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 525 sqm approx

14 Madigan Cr MILL PARK 3082 (REI/VG)

**Agent Comments**

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**Price:** \$652,000  
**Method:** Auction Sale  
**Date:** 21/03/2020  
**Property Type:** House (Res)  
**Land Size:** 599 sqm approx



125 Morang Dr MILL PARK 3082 (REI/VG)

**Agent Comments**

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**Price:** \$580,000  
**Method:** Sold Before Auction  
**Date:** 09/04/2020  
**Property Type:** House (Res)  
**Land Size:** 574 sqm approx