.Statement of Information

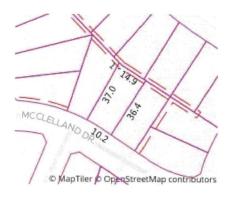
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Including sub	Address ourb and postcode	29 McClelland Drive, Mill Park Vic 3082								
Indicative se	lling pr	ice								
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)										
Single price \$*		\$*)*		or range between			&	\$650,000	
Median sale price										
Median price	\$689,000 Pr			pperty type House			Suburb MILL PARK			
Period - From	Period - From 1/1/2020 to 31/3/2				Source	REIV	V			
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	
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)





Price: \$660,000 Method: Auction Sale Date: 15/02/2020

Rooms: 5

Property Type: House (Res) Land Size: 525 sqm approx Agent Comments

14 Madigan Cr MILL PARK 3082 (REI/VG)

3





Price: \$652,000 Method: Auction Sale Date: 21/03/2020

Property Type: House (Res) Land Size: 599 sqm approx

Agent Comments



125 Morang Dr MILL PARK 3082 (REI/VG)





Price: \$580,000

Method: Sold Before Auction

Date: 09/04/2020

Property Type: House (Res) Land Size: 574 sqm approx **Agent Comments**

Account - Philip Webb



