

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

68 Woolnough Drive, Mill Park Vic 3082

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$772,000

Property Type House

Suburb Mill Park

Period - From 01/01/2021

to 31/12/2021

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	166 Roycroft Av MILL PARK 3082	\$696,000	05/03/2022
2	18 Mockridge Dr MILL PARK 3082	\$678,000	19/02/2022
3	59 Plowman Ct EPPING 3076	\$670,000	16/10/2021

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:

15/03/2022 09:56



 3
  1
  2

Property Type: House
Land Size: 626 sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median House Price
 Year ending December 2021: \$772,000

Comparable Properties

166 Roycroft Av MILL PARK 3082 (REI)

Agent Comments

 3
  1
  2

Price: \$696,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 654 sqm approx



18 Mockridge Dr MILL PARK 3082 (REI)

Agent Comments

 3
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  2

Price: \$678,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 631 sqm approx

59 Plowman Ct EPPING 3076 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$670,000
Method: Auction Sale
Date: 16/10/2021
Property Type: House (Res)
Land Size: 620 sqm approx

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