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

4 Radiata Court Mill Park VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$520,000	&	\$570,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$623,200	Property type			House	Suburb	Mill Park
Period-from	01 Sep 2018	to	31 Aug 2019		Source		Corelogic

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 6 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	
10 Sieben Close Mill Park VIC 3082	\$537,500	04-May-19	
9 Strickland Avenue Mill Park VIC 3082	\$577,000	16-Mar-19	
36 Freeman Crescent Mill Park VIC 3082	\$545,000	15-May-19	

OR

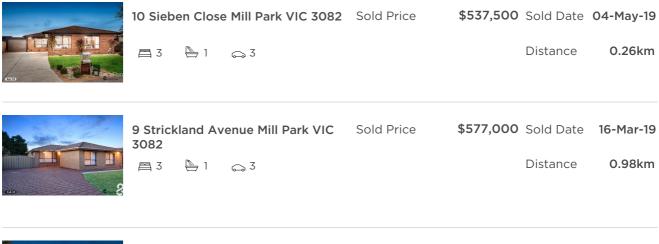
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 16 September 2019



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36 Free 3082	eman Cr	escent Mill Park VIC	Sold Price	\$545,000	Sold Date	15-May-19
₫ 3	1	ල 2			Distance	1.16km

RS = Recent sale UN = Undisclosed Sale

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