

# 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

17 University 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)

Range between \$990,000 & \$1,089,000

### Median sale price

Median price \$685,000 Property Type House Suburb Mill Park

Period - From 01/04/2020 to 30/06/2020 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	127 Blossom Park Dr MILL PARK 3082	\$1,100,000	13/06/2020
2	3 Atlanta CI MILL PARK 3082	\$905,000	05/05/2020
3	14 Homestead PI MILL PARK 3082	\$816,000	20/06/2020

**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:

17/08/2020 10:43



5 3 3

**Property Type:** House  
**Land Size:** 653 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$990,000 - \$1,089,000  
**Median House Price**  
June quarter 2020: \$685,000

## Comparable Properties



**127 Blossom Park Dr MILL PARK 3082 (VG)**

**Agent Comments**

5 - -

**Price:** \$1,100,000  
**Method:** Sale  
**Date:** 13/06/2020  
**Property Type:** House (Res)  
**Land Size:** 649 sqm approx



**3 Atlanta CI MILL PARK 3082 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 05/05/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 692 sqm approx



**14 Homestead PI MILL PARK 3082 (REI)**

**Agent Comments**

4 2 2

**Price:** \$816,000  
**Method:** Auction Sale  
**Date:** 20/06/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 631 sqm approx