

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

1/796 Plenty Road, Mill Park Vic 3082

Indicative selling price

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

Range between \$390,000

&

\$429,000

Median sale price

Median price \$469,000

House

Unit

X

Suburb

Mill Park

Period - From 01/04/2018

to

31/03/2019

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	1/40 Gorge Rd SOUTH MORANG 3752	\$417,000	10/12/2018
2	6/883 Plenty Rd SOUTH MORANG 3752	\$415,000	26/11/2018
3	6/45 Ancona Dr MILL PARK 3082	\$355,000	15/12/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$429,000
Median Unit Price
Year ending March 2019: \$469,000

Comparable Properties



1/40 Gorge Rd SOUTH MORANG 3752 (REI) **Agent Comments**



Price: \$417,000
Method: Sold Before Auction
Date: 10/12/2018
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 174 sqm approx



6/883 Plenty Rd SOUTH MORANG 3752 (REI/VG) **Agent Comments**



Price: \$415,000
Method: Private Sale
Date: 26/11/2018
Rooms: 3
Property Type: Unit
Land Size: 244 sqm approx



6/45 Ancona Dr MILL PARK 3082 (REI/VG) **Agent Comments**



Price: \$355,000
Method: Auction Sale
Date: 15/12/2018
Rooms: 3
Property Type: Townhouse (Res)