

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

11 Homestead Place, Mill Park Vic 3082

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$705,000 Property Type House Suburb Mill Park

Period - From 01/07/2020 to 30/09/2020 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	2 McClelland Dr MILL PARK 3082	\$823,500	07/10/2020
2	14 Homestead PI MILL PARK 3082	\$816,000	20/06/2020
3	5 Shannon PI MILL PARK 3082	\$810,000	11/08/2020

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:

29/10/2020 13:54



5 3 2

Property Type: House (Res)

Land Size: 776 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

September quarter 2020: \$705,000

Comparable Properties



2 McClelland Dr MILL PARK 3082 (REI)

Agent Comments

4 2 4

Price: \$823,500

Method: Private Sale

Date: 07/10/2020

Property Type: House

Land Size: 791 sqm approx



14 Homestead PI MILL PARK 3082 (REI/VG)

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



5 Shannon PI MILL PARK 3082 (VG)

Agent Comments

4 - -

Price: \$810,000

Method: Sale

Date: 11/08/2020

Property Type: House (Res)

Land Size: 676 sqm approx