

MILLERSHIP & CO.



It's not about us,
it's about you.

STATEMENT OF INFORMATION

11 FLINTOFF COURT, MILL PARK, VIC 3082

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 FLINTOFF COURT, MILL PARK, VIC

3 2 2

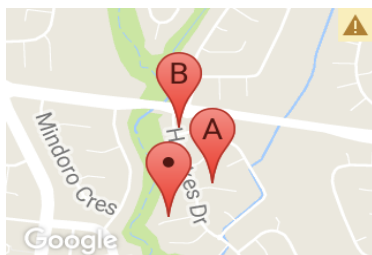
Indicative Selling Price

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

Price Range: 660,000 to 720,000

Provided by: Brett Sparks, Millership & Co

MEDIAN SALE PRICE



MILL PARK, VIC, 3082

Suburb Median Sale Price (House)

\$677,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3 FENECH CL, MILL PARK, VIC 3082

3 2 2

Sale Price

***\$722,000**

Sale Date: 03/03/2018

Distance from Property: 189m



6 HAWKES DR, MILL PARK, VIC 3082

3 2 2

Sale Price

***\$699,000**

Sale Date: 16/12/2017

Distance from Property: 320m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 FLINTOFF COURT, MILL PARK, VIC 3082

Indicative selling price

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Price Range:

660,000 to 720,000

Median sale price

Median price

\$677,000

House

X

Unit


Suburb

MILL PARK

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
3 FENECH CL, MILL PARK, VIC 3082	*\$722,000	03/03/2018
6 HAWKES DR, MILL PARK, VIC 3082	*\$699,000	16/12/2017