

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

28 Heritage Drive, Mill Park Vic 3082

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$740,000

Property Type House

Suburb Mill Park

Period - From 01/10/2020

to 30/09/2021

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	134 Roycroft Av MILL PARK 3082	\$626,000	18/12/2021
2	49 Baystone Rd EPPING 3076	\$622,000	11/12/2021
3	10 Westleigh Ct MILL PARK 3082	\$620,000	13/09/2021

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:

12/01/2022 15:50



 3  1  2

Property Type: House (Previously Occupied - Detached)
Land Size: 534 sqm approx
 Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median House Price

Year ending September 2021: \$740,000

Comparable Properties



134 Roycroft Av MILL PARK 3082 (REI)

Agent Comments

 3  1  3

Price: \$626,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 420 sqm approx



49 Baystone Rd EPPING 3076 (REI)

Agent Comments

 3  1  2

Price: \$622,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)

Land Size: 533 sqm approx



10 Westleigh Ct MILL PARK 3082 (VG)

Agent Comments

 3  -  -

Price: \$620,000

Method: Sale

Date: 13/09/2021

Property Type: House (Res)

Land Size: 587 sqm approx

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