

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

5 IVY COURT, MILL PARK, VIC 3082

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 IVY COURT, MILL PARK, VIC 3082

3 2 2

Indicative Selling Price

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

Single Price: 600,000

Provided by: Brett Sparks, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MILL PARK, VIC, 3082

Suburb Median Sale Price (House)

\$620,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4 NECTAR MEWS, MILL PARK, VIC 3082

3 2 2

Sale Price

\$602,500

Sale Date: 20/05/2017

Distance from Property: 408m



12 FAIRWYN CL, MILL PARK, VIC 3082

4 2 2

Sale Price

\$580,000

Sale Date: 16/05/2017

Distance from Property: 537m



1 MADIGAN CRES, MILL PARK, VIC 3082

3 1 3

Sale Price

***\$621,000**

Sale Date: 02/11/2017

Distance from Property: 1km



This report has been compiled on 13/11/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

5 IVY COURT, MILL PARK, VIC 3082

Indicative selling price

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

Single Price:

600,000

Median sale price

Median price

\$620,000

House

X

Unit


Suburb

MILL PARK

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
4 NECTAR MEWS, MILL PARK, VIC 3082	\$602,500	20/05/2017
12 FAIRWYN CL, MILL PARK, VIC 3082	\$580,000	16/05/2017
1 MADIGAN CRES, MILL PARK, VIC 3082	*\$621,000	02/11/2017