



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







Indicative Selling Price

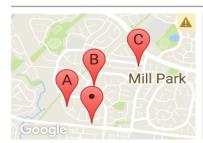
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\$602,500

Sale Date: 20/05/2017

Distance from Property: 408m





12 FAIRWYN CL, MILL PARK, VIC 3082







Sale Price \$580,000

Sale Date: 16/05/2017

Distance from Property: 537m





1 MADIGAN CRES, MILL PARK, VIC 3082







Sale Price

*\$621.000

Sale Date: 02/11/2017

Distance from Property: 1km



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
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Indicative selling price

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

Single Price:	600,000	
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		ricefinder

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