## 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

195 Childs Road, Mill Park Vic 3082

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$730,000		&		\$790,000			
Median sale pr	rice							
Median price	\$760,000	Pro	operty Type	Hou	se		Suburb	Mill Park
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	36 Romano Av MILL PARK 3082	\$790,000	22/05/2021
2	27 Roycroft Av MILL PARK 3082	\$754,000	15/05/2021
3	15 Brentfield Ct MILL PARK 3082	\$750,000	01/06/2021

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.

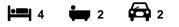
This Statement of Information was prepared on:

05/08/2021 12:48









**Property Type:** House Agent Comments

Indicative Selling Price \$730,000 - \$790,000 Median House Price June quarter 2021: \$760,000

# **Comparable Properties**



36 Romano Av MILL PARK 3082 (REI/VG)

27 Roycroft Av MILL PARK 3082 (REI/VG)



Price: \$790,000 Method: Auction Sale Date: 22/05/2021 Property Type: House Land Size: 550 sqm approx

Agent Comments

Agent Comments





Price: \$754,000 Method: Auction Sale Date: 15/05/2021 Property Type: House (Res) Land Size: 541 sqm approx

15 Brentfield Ct MILL PARK 3082 (REI)

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Agent Comments

Price: \$750,000 Method: Sold Before Auction Date: 01/06/2021 Property Type: House (Res)

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088



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