

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 consumer.vic.gov.au/underquoting

Range between \$730,000

&

\$790,000

Median sale price

Median price \$760,000

Property Type House

Suburb Mill Park

Period - From 01/04/2021

to

30/06/2021

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	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



 4  2  2

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)

Agent Comments

 4  2  2

Price: \$790,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House

Land Size: 550 sqm approx



27 Roycroft Av MILL PARK 3082 (REI/VG)

Agent Comments

 4  2  2

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)

Agent Comments

 4  2  2

Price: \$750,000

Method: Sold Before Auction

Date: 01/06/2021

Property Type: House (Res)

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