MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

3 PHAR LAP CLOSE, MILL PARK, VIC 3082

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 PHAR LAP CLOSE, MILL PARK, VIC 3082

4 2 2

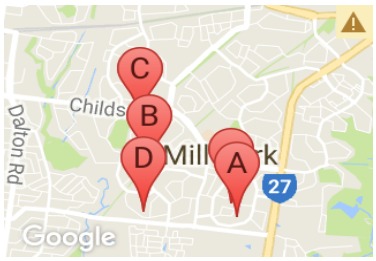
Indicative Selling Price

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

Price Range: **580,000 to 638,000**

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MILL PARK, VIC, 3082

Suburb Median Sale Price (House)

$625,000

01 January 2017 to 30 June 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.



10 APSLEY CRT, MILL PARK, VIC 3082

4 2 2

Sale Price

***$625,000**

Sale Date: 24/06/2017

Distance from Property: 213m

A



3 BRENTFIELD CRT, MILL PARK, VIC 3082

4 2 2

Sale Price

***$630,000**

Sale Date: 08/07/2017

Distance from Property: 1.2km

B



6 WHITFIELD CRT, MILL PARK, VIC 3082

4 2 2

Sale Price

***$682,000**

Sale Date: 06/05/2017

Distance from Property: 1.7km

C

This report has been compiled on 23/08/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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10 MAGENTA CRT, MILL PARK, VIC 3082

4 2 2

Sale Price

$627,500

Sale Date: 15/02/2017

Distance from Property: 1.2km

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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	3 PHAR LAP CLOSE, MILL PARK, VIC 3082

Indicative selling price

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

Price Range:	580,000 to 638,000

Median sale price

Median price	$625,000	House	X	Unit		Suburb	MILL PARK
Period	01 January 2017 to 30 June 2017	Source	pricefinder				

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
10 APSLEY CRT, MILL PARK, VIC 3082	*$625,000	24/06/2017
3 BRENTFIELD CRT, MILL PARK, VIC 3082	*$630,000	08/07/2017
6 WHITFIELD CRT, MILL PARK, VIC 3082	*$682,000	06/05/2017
10 MAGENTA CRT, MILL PARK, VIC 3082	$627,500	15/02/2017