

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

48 Grevillia Drive, Mill Park Vic 3082

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$685,000 Property Type House Suburb Mill Park

Period - From 01/04/2020 to 30/06/2020 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	3 Corrigan PI MILL PARK 3082	\$695,000	15/08/2020
2	1 Woodhill PI MILL PARK 3082	\$683,000	08/07/2020
3	2 Macarthur Ct MILL PARK 3082	\$647,000	24/07/2020

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:

31/08/2020 15:02



4 2 2

Property Type: House (Res)

Land Size: 621 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median House Price

June quarter 2020: \$685,000

Comparable Properties



3 Corrigan PI MILL PARK 3082 (REI)

Agent Comments

4 2 2

Price: \$695,000

Method: Auction Sale

Date: 15/08/2020

Rooms: 6

Property Type: House (Res)

Land Size: 602 sqm approx



1 Woodhill PI MILL PARK 3082 (REI/VG)

Agent Comments

3 2 2

Price: \$683,000

Method: Auction Sale

Date: 08/07/2020

Rooms: 5

Property Type: House (Res)

Land Size: 356 sqm approx



2 Macarthur Ct MILL PARK 3082 (REI)

Agent Comments

3 2 2

Price: \$647,000

Method: Private Sale

Date: 24/07/2020

Rooms: 4

Property Type: House

Land Size: 622 sqm approx