

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

1/61 Golf Links Drive, Mill Park Vic 3082

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$551,500

House

Unit

X

Suburb

Mill Park

Period - From

01/07/2018

to

30/09/2018

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	1 Small Ct MILL PARK 3082	\$430,000	17/11/2018
2	1a Gaze Ct MILL PARK 3082	\$423,000	17/11/2018
3	20 Greenview Ct EPPING 3076	\$420,000	18/09/2018

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.



Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
September quarter 2018: \$551,500

Comparable Properties

1 Small Ct MILL PARK 3082 (REI)

Agent Comments



Price: \$430,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: Unit
Land Size: 359 sqm approx



1a Gaze Ct MILL PARK 3082 (REI)

Agent Comments



Price: \$423,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 281 sqm approx



20 Greenview Ct EPPING 3076 (REI/VG)

Agent Comments



Price: \$420,000
Method: Sold Before Auction
Date: 18/09/2018
Rooms: -
Property Type: Unit
Land Size: 290 sqm approx