

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

2/4 Jacoby Court, 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

\$502,000

House

Unit

X

Suburb

Mill Park

Period - From

01/10/2017

to

30/09/2018

Source

REIV

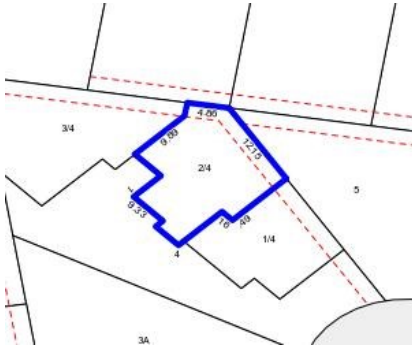
Comparable property sales (*Delete A or B below as applicable)

- 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	2/62 Golf Links Dr MILL PARK 3082	\$469,000	09/06/2018
2	20 Greenview Ct EPPING 3076	\$420,000	18/09/2018
3	4/7 Portsmouth Pl EPPING 3076	\$356,000	13/10/2018

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:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending September 2018: \$502,000

Comparable Properties



2/62 Golf Links Dr MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$469,000

Method: Auction Sale

Date: 09/06/2018

Rooms: -

Property Type: Unit



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

**PHOTO
COMING**

4/7 Portsmouth Pl EPPING 3076 (REI)

Agent Comments



Price: \$356,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: Unit