

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

6 Riccana Court, Mill Park Vic 3082

Indicative selling price

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

Range between \$1,080,000

&

\$1,150,000

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	11 Rostrata Vw MILL PARK 3082	\$1,180,000	17/07/2021
2	78 Cheadle Cr BUNDOORA 3083	\$1,157,500	14/08/2021
3	2 Janet Cr BUNDOORA 3083	\$1,101,000	15/05/2021

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:

12/10/2021 14:48



4 2 2

Property Type: House

Land Size: 555 sqm approx

Agent Comments

Comparable Properties



11 Rostrata Vw MILL PARK 3082 (REI)

4 2 4

Price: \$1,180,000

Method: Private Sale

Date: 17/07/2021

Property Type: House

Land Size: 736 sqm approx

Agent Comments

larger parcel of land and alfresco



78 Cheadle Cr BUNDOORA 3083 (REI)

4 2 2

Price: \$1,157,500

Method: Auction Sale

Date: 14/08/2021

Property Type: House (Res)

Agent Comments



2 Janet Cr BUNDOORA 3083 (REI/VG)

4 3 2

Price: \$1,101,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Agent Comments