

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 | 7 Wallace Place, Mill Park Vic 3082 |
|----------------------|-------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$640,000 | & | \$690,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$663,000 | Hou | use X | Unit | | Suburb | Mill Park |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/04/2018 | to | 30/06/2018 | | Source | REIV | |

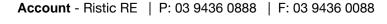
Comparable property sales (*Delete A or B below as applicable)

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.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1 | 2 Wakeful PI MILL PARK 3082 | \$680,000 | 11/06/2018 |
| 2 | 31 Hinkler Dr MILL PARK 3082 | \$675,000 | 25/08/2018 |
| 3 | 299 Childs Rd MILL PARK 3082 | \$640,000 | 03/09/2018 |

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.







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Rooms:

Property Type: House (Res) Land Size: 667 sqm approx

Agent Comments

Indicative Selling Price \$640,000 - \$690,000 **Median House Price** June quarter 2018: \$663,000

Comparable Properties



2 Wakeful PI MILL PARK 3082 (REI/VG)





Price: \$680,000 Method: Private Sale Date: 11/06/2018 Rooms: 6

Property Type: House

Land Size: 648 sqm approx

Agent Comments



31 Hinkler Dr MILL PARK 3082 (REI)





Price: \$675,000 Method: Auction Sale Date: 25/08/2018 Rooms: 5

Property Type: House (Res)

Agent Comments



299 Childs Rd MILL PARK 3082 (REI)





Price: \$640,000 Method: Private Sale Date: 03/09/2018

Rooms: -

Property Type: House

Agent Comments

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088





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