

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

7 Wallace Place, Mill Park Vic 3082

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

House

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.

	Address 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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  2

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 Pl MILL PARK 3082 (REI/VG)**

Agent Comments

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  2

Price: \$680,000**Method:** Private Sale**Date:** 11/06/2018**Rooms:** 6**Property Type:** House**Land Size:** 648 sqm approx**31 Hinkler Dr MILL PARK 3082 (REI)**

Agent Comments

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  2

Price: \$675,000**Method:** Auction Sale**Date:** 25/08/2018**Rooms:** 5**Property Type:** House (Res)**299 Childs Rd MILL PARK 3082 (REI)**

Agent Comments

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  2
  4

Price: \$640,000**Method:** Private Sale**Date:** 03/09/2018**Rooms:** -**Property Type:** House