

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

5/2 Boyle Crescent, Mill Park Vic 3082

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$544,000

Property Type Townhouse

Suburb Mill Park

Period - From 13/10/2021

to 12/10/2022

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	1b Hardiman Ct MILL PARK 3082	\$660,000	28/05/2022
2	1/5 Hargrave Ct MILL PARK 3082	\$590,000	31/05/2022
3	12/215 Betula Av MILL PARK 3082	\$559,000	09/06/2022

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:

13/10/2022 14:18



 3  1  1

Property Type:
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Townhouse Price
13/10/2021 - 12/10/2022: \$544,000

Comparable Properties



1b Hardiman Ct MILL PARK 3082 (REI/VG)

Agent Comments

 3  2  1

Price: \$660,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 277 sqm approx

1/5 Hargrave Ct MILL PARK 3082 (REI/VG)

Agent Comments

 3  1  1

Price: \$590,000
Method: Private Sale
Date: 31/05/2022
Property Type: Unit



12/215 Betula Av MILL PARK 3082 (REI/VG)

Agent Comments

 3  2  2

Price: \$559,000
Method: Private Sale
Date: 09/06/2022
Property Type: Townhouse (Single)

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