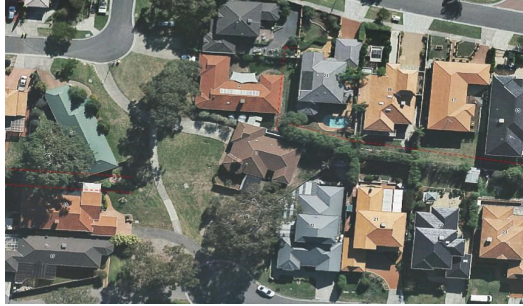




Rooms:
Property Type: Land
Land Size: 655 sqm
Agent Comments

Indicative Selling Price
 \$680,000 - \$748,000
Median House Price
 March quarter 2017: \$617,500

Comparable Properties

73 Telopea Cr MILL PARK 3082 (REI)

Agent Comments



Price: \$772,500
Method: Auction Sale
Date: 13/05/2017
Rooms: -
Property Type: House

79 Veronica Cr MILL PARK 3082 (REI)

Agent Comments



Price: \$752,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 646 sqm



19 Montana Way MILL PARK 3082 (VG)

Agent Comments



Price: \$750,000
Method: Sale
Date: 30/01/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 645 sqm

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

3 Hillrise Court, Mill Park Vic 3082

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$617,500

House

X

Suburb

Mill Park

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
73 Telopea Cr MILL PARK 3082	\$772,500	13/05/2017
79 Veronica Cr MILL PARK 3082	\$752,000	27/05/2017
19 Montana Way MILL PARK 3082	\$750,000	30/01/2017