

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

15 Jacaranda Drive, Mill Park Vic 3082

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$742,750

Property Type House

Suburb Mill Park

Period - From 01/01/2023

to 31/03/2023

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	63 Japonica St BUNDOORA 3083	\$721,000	29/04/2023
2	10 Jasmine Dr MILL PARK 3082	\$705,000	06/02/2023
3	15 Parklea Ct MILL PARK 3082	\$683,000	11/02/2023

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:

25/05/2023 12:56



Property Type: House

Land Size: 533 sqm approx

Agent Comments

Comparable Properties



63 Japonica St BUNDOORA 3083 (REI)

Agent Comments



Price: \$721,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 537 sqm approx



10 Jasmine Dr MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 06/02/2023

Property Type: House

Land Size: 521 sqm approx



15 Parklea Ct MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$683,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 527 sqm approx