

# STATEMENT OF INFORMATION

125 MILL PARK DRIVE, MILL PARK, VIC 3082
PREPARED BY ABI REAL ESTATE, 217 HIGH STREET THOMASTOWN



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 125 MILL PARK DRIVE, MILL PARK, VIC 🔑 3 🕒 1 😂 -





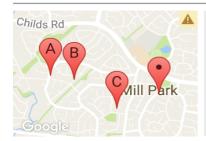


**Indicative Selling Price** 

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

\$500,000 to \$550,000

#### **SUBURB MEDIAN**



# MILL PARK, VIC, 3082

**Suburb Median Sale Price (House)** 

\$620,000

01 January 2017 to 31 March 2017

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

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.



# 117 ROYCROFT AVE, MILL PARK, VIC 3082







Sale Price

\*\$566,000

Sale Date: 03/06/2017

Distance from Property: 1.4km





# 3 CITRUS CL, MILL PARK, VIC 3082







Sale Price

**\*\$605,000** 

Sale Date: 20/05/2017

Distance from Property: 1.1km





11 STRADELLA CL, MILL PARK, VIC 3082







**Sale Price** 

\*\$562,000

Sale Date: 01/04/2017

Distance from Property: 587m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode	125 MILL PARK DRIVE, MILL PARK, VIC 3082
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#### Indicative selling price

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

Single Price / Range \$500,000 to \$550,000

# Median sale price

Median price	\$620,000	House	X	Unit		Suburb	MILL PARK
Period	01 January 2017 to 31 March 2017			Sour	rce		oricefinder

# Comparable property sales

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
117 ROYCROFT AVE, MILL PARK, VIC 3082	*\$566,000	03/06/2017
3 CITRUS CL, MILL PARK, VIC 3082	*\$605,000	20/05/2017
11 STRADELLA CL, MILL PARK, VIC 3082	*\$562,000	01/04/2017

