

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: 

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

 **3**  **1**  **1**

Sale Price

***\$566,000**

Sale Date: 03/06/2017

Distance from Property: 1.4km



3 CITRUS CL, MILL PARK, VIC 3082

 **3**  **2**  **1**

Sale Price

***\$605,000**

Sale Date: 20/05/2017

Distance from Property: 1.1km



11 STRADELLA CL, MILL PARK, VIC 3082

 **3**  **1**  **2**

Sale Price

***\$562,000**

Sale Date: 01/04/2017

Distance from Property: 587m



This report has been compiled on 09/06/2017 by ABI Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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
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Median sale price

Median price	\$620,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	MILL PARK
Period	01 January 2017 to 31 March 2017		Source				

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