



The Realest
Estate.

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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

7 Dalbury Place, Mill Park Vic 3082

Indicative selling price

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

Single price

\$800,000

Median sale price

Median price

\$682,000

House

X

Unit

Suburb

Mill Park

Period - From

01/10/2017

to

31/12/2017

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	3 Mayfield Dr MILL PARK 3082	\$825,000	05/02/2018
2	8 Peacock Ct MILL PARK 3082	\$800,000	25/11/2017
3	3 Rosehill Ct MILL PARK 3082	\$757,000	09/09/2017

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.



4 2 2

Rooms:

Property Type: House

Land Size: 623 sqm approx

Agent Comments

Comparable Properties



3 Mayfield Dr MILL PARK 3082 (REI)

Agent Comments

4 2 2

Price: \$825,000

Method: Sold Before Auction

Date: 05/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 678 sqm approx



8 Peacock Ct MILL PARK 3082 (REI)

Agent Comments

4 2 2

Price: \$800,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 5

Property Type: House (Res)



3 Rosehill Ct MILL PARK 3082 (REI/VG)

Agent Comments

4 2 3

Price: \$757,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 9

Property Type: House

Land Size: 800 sqm approx