

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

7/229 Childs Road, Mill Park Vic 3082

Indicative selling price

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

Range between \$350,000

&

\$385,000

Median sale price

Median price \$501,000

Property Type Unit

Suburb Mill Park

Period - From 28/01/2021

to

27/01/2022

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	2/229 Childs Rd MILL PARK 3082	\$383,000	30/06/2021
2	5 Buick Cr MILL PARK 3082	\$310,000	05/09/2021
3			

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:

28/01/2022 15:42



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

28/01/2021 - 27/01/2022: \$501,000

Comparable Properties



2/229 Childs Rd MILL PARK 3082 (VG)

Agent Comments



Price: \$383,000

Method: Sale

Date: 30/06/2021

Property Type: Unit

5 Buick Cr MILL PARK 3082 (VG)

Agent Comments



Price: \$310,000

Method: Sale

Date: 05/09/2021

Property Type: House (Res)

Land Size: 330 sqm approx

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.