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	3 Langvale Court, Mill Park Vic 3082

Indicative selling price

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

Range between $530,000 & $580,000

Median sale price

Median price $662,500 Property Type House Suburb Mill Park

Period - From 01/01/2019 to 31/12/2019 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 Hickey Ct MILL PARK 3082	$590,000	23/11/2019
2	29 Mcfarlane Cr EPPING 3076	$565,000	14/09/2019
3	8 Elliott Cl EPPING 3076	$520,000	22/11/2019

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: 11/03/2020 13:45

3 Langvale Court, Mill Park Vic 3082

LOVE&CO



- -

Property Type: House
Land Size: 531.183 sqm approx

Agent Comments

Indicative Selling Price
$530,000 - $580,000
Median House Price
Year ending December 2019: $662,500

Comparable Properties

3 Hickey Ct MILL PARK 3082 (REI)

3 1 2

Price: $590,000
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)
Land Size: 354 sqm approx

Agent Comments



29 Mcfarlane Cr EPPING 3076 (REI)

3 1 4

Price: $565,000
Method: Auction Sale
Date: 14/09/2019
Rooms: 4
Property Type: House (Res)
Land Size: 565 sqm approx

Agent Comments



8 Elliott Cl EPPING 3076 (REI)

3 1 4

Price: $520,000
Method: Private Sale
Date: 22/11/2019
Rooms: 4
Property Type: House
Land Size: 560 sqm approx

Agent Comments

Account - Love & Co

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.