

STATEMENT OF INFORMATION

182 MILL PARK DRIVE, MILL PARK, VIC 3082

PREPARED BY LOVE & CO, 508 PLENTY ROAD MILL PARK



STATEMENT OF INFORMATION

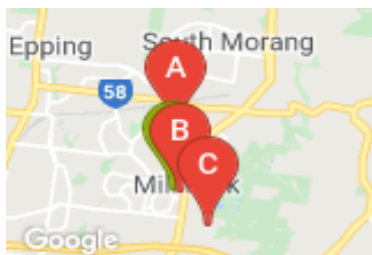
Section 47AF of the Estate Agents Act 1980

**182 MILL PARK DRIVE, MILL PARK, VIC**

3
 2
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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$590,000 to \$649,000**

MEDIAN SALE PRICE

**MILL PARK, VIC, 3082****Suburb Median Sale Price (Unit)****\$442,000**

01 October 2018 to 30 September 2019

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.

**3/28 PULFORD CRES, MILL PARK, VIC 3082**

3
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 1

Sale Price****\$638,000**

Sale Date: 30/10/2019

Distance from Property: 1.7km

**17 STATESMAN CRES, MILL PARK, VIC 3082**

3
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 2

Sale Price***\$632,000**

Sale Date: 26/10/2019

Distance from Property: 200m

**3 PALOMA CRT, BUNDOORA, VIC 3083**

3
 2
 2

Sale Price**\$640,000**

Sale Date: 08/06/2019

Distance from Property: 1.4km



This report has been compiled on 14/11/2019 by Love & Co. Property Data Solutions Pty Ltd 2019 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

182 MILL PARK DRIVE, MILL PARK, VIC 3082

Indicative selling price

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

Price Range:

\$590,000 to \$649,000

Median sale price

Median price

\$442,000

Property type

Unit

Suburb

MILL PARK

Period

01 October 2018 to 30 September 2019

Source

pricfinder

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

Price

Date of sale

3/28 PULFORD CRES, MILL PARK, VIC 3082	**\$638,000	30/10/2019
17 STATESMAN CRES, MILL PARK, VIC 3082	*\$632,000	26/10/2019
3 PALOMA CRT, BUNDOORA, VIC 3083	\$640,000	08/06/2019

This Statement of Information was prepared

14/11/2019