

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 41 Hobson Crescent, MILL PARK 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$570,000 - \$620,000**

### Median sale price

Median **House** for **MILL PARK** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$627,250**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>10 Doubell Court</b> , Mill Park 3082	Price <b>\$609,000</b> Sold 15 June 2019
<b>16 Flemington Drive</b> , Mill Park 3082	Price <b>\$615,000</b> Sold 06 June 2019
<b>34 Blackman Avenue</b> , Mill Park 3082	Price <b>\$585,000</b> Sold 02 May 2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



2 parking

### Ray White Mill Park

Shop 40, The Stables Shopping Centre, Childs Road, Mill Park VIC 3082

### Contact agents



**Marco Riggio**  
Ray White

0421 240 841

[marco.riggio@raywhite.com](mailto:marco.riggio@raywhite.com)

**RayWhite**