

#### 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	32 Coventry Crescent, Mill Park Vic 3082
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$650,000	&	\$715,000

#### Median sale price

Median price	\$663,000	Hou	ıse X	Unit		Suburb	Mill Park
Period - From	01/04/2018	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	36 Redleap Av MILL PARK 3082	\$720,000	07/07/2018
2	17 Hope Ct MILL PARK 3082	\$710,000	01/09/2018
3	5 Oakbank Av MILL PARK 3082	\$686,000	04/08/2018

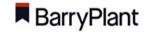
#### OR

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.





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Rooms: 7

Property Type: House (Previously

Occupied - Detached) Land Size: 616 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$650,000 - \$715,000 **Median House Price** June quarter 2018: \$663,000

## Comparable Properties



36 Redleap Av MILL PARK 3082 (REI)





Price: \$720,000 Method: Auction Sale Date: 07/07/2018 Rooms: 5

Property Type: House (Res) Land Size: 608 sqm approx

**Agent Comments** 



17 Hope Ct MILL PARK 3082 (REI)





Price: \$710.000 Method: Auction Sale Date: 01/09/2018 Rooms: 6

Property Type: House Land Size: 727 sqm approx Agent Comments



5 Oakbank Av MILL PARK 3082 (REI)





Price: \$686,000

Method: Auction Sale Date: 04/08/2018 Rooms: 6

Property Type: House (Res) Land Size: 529 sqm approx

**Agent Comments** 

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