

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

32 Coventry Crescent, Mill Park Vic 3082

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

House

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.

	Address 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.



5 2 2

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)

Agent Comments

4 2 2

Price: \$720,000

Method: Auction Sale

Date: 07/07/2018

Rooms: 5

Property Type: House (Res)

Land Size: 608 sqm approx



17 Hope Ct MILL PARK 3082 (REI)

Agent Comments

4 3 3

Price: \$710,000

Method: Auction Sale

Date: 01/09/2018

Rooms: 6

Property Type: House

Land Size: 727 sqm approx



5 Oakbank Av MILL PARK 3082 (REI)

Agent Comments

4 2 1

Price: \$686,000

Method: Auction Sale

Date: 04/08/2018

Rooms: 6

Property Type: House (Res)

Land Size: 529 sqm approx