

# 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

2/5 Royston Close, Mill Park Vic 3082

### Indicative selling price

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

Range between \$420,000 & \$462,000

### Median sale price

Median price \$481,000 Property Type Unit Suburb Mill Park

Period - From 01/10/2019 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 | 1/1 Kellaway Cr MILL PARK 3082 | \$467,000 | 05/10/2019   |
| 2 | 5 San Marco PI MILL PARK 3082  | \$455,000 | 22/08/2019   |
| 3 | 1/7 Crampton Cr MILL PARK 3082 | \$449,000 | 23/11/2019   |

**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:

29/01/2020 17:01



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$420,000 - \$462,000

**Median Unit Price**

December quarter 2019: \$481,000

## Comparable Properties

1/1 Kellaway Cr MILL PARK 3082 (REI/VG)

Agent Comments



**Price:** \$467,000

**Method:** Auction Sale

**Date:** 05/10/2019

**Property Type:** Unit

**Land Size:** 188 sqm approx



5 San Marco PI MILL PARK 3082 (REI/VG)

Agent Comments



**Price:** \$455,000

**Method:** Private Sale

**Date:** 22/08/2019

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 249 sqm approx



1/7 Crampton Cr MILL PARK 3082 (REI)

Agent Comments



**Price:** \$449,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** Unit