



STATEMENT OF INFORMATION

4 VON NIDA COURT, MILL PARK, VIC 3082

PREPARED BY IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



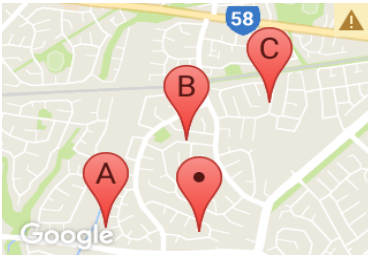
4 VON NIDA COURT, MILL PARK, VIC 3082  4  2  1

Indicative Selling Price

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

Price Range: **\$580,000 to \$630,000**

MEDIAN SALE PRICE



MILL PARK, VIC, 3082

Suburb Median Sale Price (House)

\$650,000

01 April 2017 to 30 September 2017

Provided by: 

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.



7 FOWLER CRT, MILL PARK, VIC 3082

 4  2  1

Sale Price

\$666,000

Sale Date: 07/10/2017

Distance from Property: 611m 



22 FRIENDSHIP AVE, MILL PARK, VIC 3082

 3  2  4

Sale Price

\$639,000

Sale Date: 20/08/2017

Distance from Property: 665m 



56 ROMANO AVE, MILL PARK, VIC 3082

 3  2  2

Sale Price

\$615,000

Sale Date: 05/08/2017

Distance from Property: 1km 

This report has been compiled on 13/12/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

4 VON NIDA COURT, MILL PARK, VIC 3082

Indicative selling price

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

Price Range: \$580,000 to \$630,000

Median sale price

Median price \$650,000

House

Unit

Suburb

MILL PARK

Period 01 April 2017 to 30 September 2017

Source



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 property | Price | Date of sale |
|--|-----------|--------------|
| 7 FOWLER CRT, MILL PARK, VIC 3082 | \$666,000 | 07/10/2017 |
| 22 FRIENDSHIP AVE, MILL PARK, VIC 3082 | \$639,000 | 20/08/2017 |
| 56 ROMANO AVE, MILL PARK, VIC 3082 | \$615,000 | 05/08/2017 |