

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

125 Romano Avenue, Mill Park Vic 3082

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$793,500 Property Type House Suburb Mill Park

Period - From 01/04/2023 to 30/06/2023 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	1/13 Perrott Ct MILL PARK 3082	\$635,000	03/05/2023
2	27a Oldfield PI EPPING 3076	\$585,000	13/05/2023
3	22 Narina Way EPPING 3076	\$563,000	29/04/2023

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: 19/07/2023 10:08



Property Type:

Divorce/Estate/Family Transfers

Land Size: 289 sqm approx

Agent Comments

Comparable Properties



1/13 Perrott Ct MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$635,000

Method: Sold Before Auction

Date: 03/05/2023

Property Type: House (Res)

Land Size: 278 sqm approx



27a Oldfield Pl EPPING 3076 (REI/VG)

Agent Comments



Price: \$585,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 359 sqm approx

22 Narina Way EPPING 3076 (REI)

Agent Comments



Price: \$563,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House