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

6 Canary Court, Mill Park Vic 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$600,000		&		\$650,000				
Median sale price									
Median price	\$780,000	Pro	Property Type		House		Suburb	Mill Park	
Period - From	01/04/2023	to	31/03/2024		So	urce	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	14 Canberra Gr LALOR 3075	\$665,000	27/04/2024
2	8 Moore CI MILL PARK 3082	\$640,000	13/04/2024
3	18 Clifton Gr LALOR 3075	\$620,000	19/02/2024

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:

01/05/2024 10:20



LOVE & CO





Property Type: House (Res) **Land Size:** 614 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median House Price Year ending March 2024: \$780,000

Comparable Properties

	1 Constant11 </th <th>Agent Comments</th>	Agent Comments
	8 Moore CI MILL PARK 3082 (REI) 3 2 2 2 Price: \$640,000 Method: Auction Sale Date: 13/04/2024 Property Type: House (Res)	Agent Comments
Harcourts	1 I I I I IIIIIIIIIIIIIIIIIIIIIIIIIIII	Agent Comments

Account - Love & Co



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