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

60 Cuthbert Drive, Mill Park Vic 3082

Indicative selling price

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

Range between $630,000 & $680,000

Median sale price

| Median price | $755,000 | Property Type | House | Suburb | Mill Park |

| Period - From | 01/01/2024 | to | 31/03/2024 | 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	122 Redleap Av MILL PARK 3082	$678,000	06/04/2024
2	30 Winston St LALOR 3075	$650,000	06/04/2024
3	8 Moore Cl MILL PARK 3082	$640,000	13/04/2024

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: 16/04/2024 20:20

CONSUMER AFFAIRS VICTORIA

BARRYPLANT

🛏 3   🛁 2   🚗 2

Rooms: 5
Property Type: House
Land Size: 529.403 sqm approx

Agent Comments

Indicative Selling Price
$630,000 - $680,000
Median House Price
March quarter 2024: $755,000

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Comparable Properties

122 Redleap Av MILL PARK 3082 (REI)

🛏 3   🛁 2   🚗 2

Price: $678,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 539 sqm approx

Agent Comments

30 Winston St LALOR 3075 (REI)

🛏 3   🛁 1   🚗 4

Price: $650,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)

Agent Comments

8 Moore Cl MILL PARK 3082 (REI)

🛏 3   🛁 2   🚗 2

Price: $640,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100

REIV THE DIFFERENCE

propertydata .com.au