## 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

7 Lamina Avenue, Mill Park Vic 3082

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |            |     |             |     |           |       |        |           |  |  |
|--------------------------------------------------------------------|------------|-----|-------------|-----|-----------|-------|--------|-----------|--|--|
| Range betweer                                                      | \$580,000  |     | &           |     | \$638,000 |       |        |           |  |  |
| Median sale p                                                      | rice       |     |             |     |           |       |        |           |  |  |
| Median price                                                       | \$755,000  | Pro | operty Type | Hou | ise       |       | Suburb | Mill Park |  |  |
| Period - From                                                      | 01/01/2024 | to  | 31/03/2024  |     | So        | ource | 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.

| Add | dress of comparable property | Price     | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1   | 57 Carlisle Dr EPPING 3076   | \$600,000 | 16/12/2023   |
| 2   | 8 Moore CI MILL PARK 3082    | \$640,000 | 13/04/2024   |
| 3   | 24 Horseshoe Cr EPPING 3076  | \$643,000 | 06/04/2024   |

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:

20/05/2024 12:53



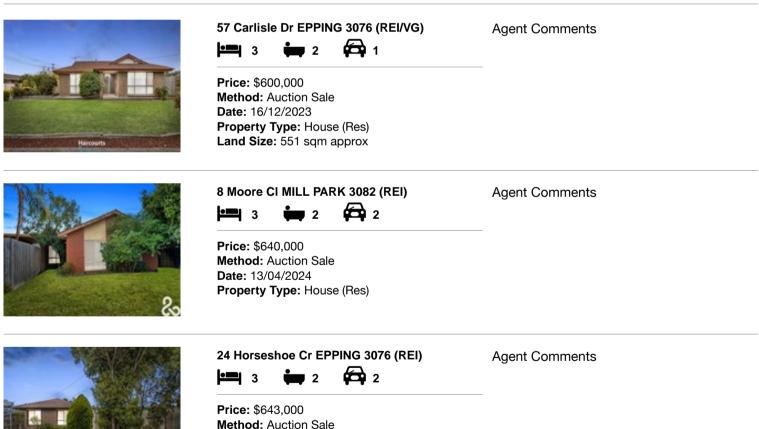




**Property Type:** House (Res) **Land Size:** 572 sqm approx Agent Comments Frank Perri 8841 4888 0414 680 483 frankperri@jelliscraig.com.au

Indicative Selling Price \$580,000 - \$638,000 Median House Price March quarter 2024: \$755,000

# **Comparable Properties**



Method: Auction Sale Date: 06/04/2024 Property Type: House (Res) Land Size: 538 sqm approx

#### Account - Jellis Craig | P: 03 8841 4888



property data

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