

# 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

79 Centenary Drive, Mill Park Vic 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$670,000

### 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	67 Romano Av MILL PARK 3082	\$720,000	26/08/2023
2	377 Childs Rd MILL PARK 3082	\$660,000	27/05/2023
3	39 Centenary Dr MILL PARK 3082	\$645,000	13/04/2023

**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:

06/09/2023 13:04



 3   
  2   
  1

**Property Type:** House  
**Land Size:** 652 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$620,000 - \$670,000  
**Median House Price**  
 June quarter 2023: \$793,500

## Comparable Properties



67 Romano Av MILL PARK 3082 (REI)

Agent Comments

 3   
  2   
  2

**Price:** \$720,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** House (Res)  
**Land Size:** 599 sqm approx

377 Childs Rd MILL PARK 3082 (REI/VG)

Agent Comments

 3   
  2   
  2

**Price:** \$660,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 602 sqm approx



39 Centenary Dr MILL PARK 3082 (REI/VG)

Agent Comments

 3   
  2   
  -

**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 13/04/2023  
**Property Type:** House  
**Land Size:** 603 sqm approx

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088