

# 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

8 Landy Close, 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 \$700,000 & \$770,000

### Median sale price

Median price \$765,000 Property Type House Suburb Mill Park

Period - From 01/07/2023 to 30/09/2023 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	32 McClelland Dr MILL PARK 3082	\$820,000	12/08/2023
2	9 Winter Ct MILL PARK 3082	\$710,000	22/07/2023
3	18 Monterey Ct MILL PARK 3082	\$690,000	27/05/2023

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:

14/11/2023 13:11



3   2   2

**Property Type:** House (Res)

**Land Size:** 581 sqm approx

Agent Comments

**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

September quarter 2023: \$765,000

## Comparable Properties



**32 McClelland Dr MILL PARK 3082 (REI)**

Agent Comments

3   2   2

**Price:** \$820,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 597 sqm approx



**9 Winter Ct MILL PARK 3082 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$710,000

**Method:** Auction Sale

**Date:** 22/07/2023

**Property Type:** House (Res)

**Land Size:** 588 sqm approx



**18 Monterey Ct MILL PARK 3082 (REI/VG)**

Agent Comments

3   2   4

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 606 sqm approx

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