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 Darbyshire Court Mill Park VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$670,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	House	Suburb	Mill Park
Period-from	01 Jun 2020	to	31 May 2021	Source	Corelogic

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 6 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
9 Brigden Court Mill Park VIC 3082	$710,000	10-Dec-20
30 Pulford Crescent Mill Park VIC 3082	$735,000	30-Mar-21
11 Bromwich Court Mill Park VIC 3082	$725,000	27-May-21

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 6 months.~~

This Statement of Information was prepared on: 09 June 2021

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9 Brigden Court Mill Park VIC 3082 Sold Price **$710,000** Sold Date **10-Dec-20**

4 2 2 Distance **0.94km**



30 Pulford Crescent Mill Park VIC 3082 Sold Price **$735,000** Sold Date **30-Mar-21**

4 2 2 Distance **1.13km**



11 Bromwich Court Mill Park VIC 3082 Sold Price RS **$725,000** Sold Date **27-May-21**

4 2 2 Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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