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	9 Giles Court, Mill Park Vic 3082

Indicative selling price

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

Range between $750,000 & $790,000

Median sale price

Median price $789,500 Property Type House Suburb Mill Park

Period - From 01/04/2024 to 30/06/2024 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	12 Bendale Ct MILL PARK 3082	$790,000	29/06/2024
2	18 Hawthorn Ct MILL PARK 3082	$789,000	11/05/2024
3	119 Centenary Dr MILL PARK 3082	$785,000	15/06/2024

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: 18/07/2024 10:11

9 Giles Court, Mill Park Vic 3082

Jennette Mazur
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3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 812 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $790,000
Median House Price
June quarter 2024: $789,500

Comparable Properties



12 Bendale Ct MILL PARK 3082 (REI)

3 2 1

Price: $790,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments



18 Hawthorn Ct MILL PARK 3082 (REI/VG)

3 1 2

Price: $789,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments



119 Centenary Dr MILL PARK 3082 (REI)

3 2 2

Price: $785,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 639 sqm approx

Agent Comments

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