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	12 Fern Court, Mill Park Vic 3082

Indicative selling price

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

Single price $779,000

Median sale price

Median price $758,000 Property Type House Suburb Mill Park

Period - From 01/07/2024 to 30/09/2024 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	5 Tonelli Cr MILL PARK 3082	$790,000	30/11/2024
2	46 Coventry Cr MILL PARK 3082	$790,000	23/11/2024
3	8 Dalray Cl MILL PARK 3082	$785,000	21/11/2024

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: 15/01/2025 09:43

12 Fern Court, Mill Park Vic 3082

Nelson Alexander



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$779,000
Median House Price
September quarter 2024: $758,000

Comparable Properties



5 Tonelli Cr MILL PARK 3082 (REI)

4 2 2

Price: $790,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments



46 Coventry Cr MILL PARK 3082 (REI)

3 2 2

Price: $790,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 594 sqm approx

Agent Comments



8 Dalray Cl MILL PARK 3082 (REI)

5 2 4

Price: $785,000
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 633 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

propertydata .com.au

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