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<br>Including suburb and postcode | 175 ROYCROFT AVENUE 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 | $720,000 | & | $790,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $786,000 | Property type | House | Suburb | Mill Park |
| Period-from | 01 Aug 2023 | to | 31 Jul 2024 | 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 GRENDA DRIVE MILL PARK VIC 3082 | $795,000 | 20-Jul-24 |
| 30 ROYCROFT AVENUE MILL PARK VIC 3082 | $750,000 | 03-Mar-24 |
| 16 MALUA CRESCENT MILL PARK VIC 3082 | $750,000 | 24-Jul-24 |

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: 08 August 2024

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**9 GRENDA DRIVE MILL PARK VIC 3082**

4 2 2

Sold Price RS $795,000 Sold Date 20-Jul-24

Distance 0.69km



**30 ROYCROFT AVENUE MILL PARK VIC 3082**

4 2 2

Sold Price $750,000 Sold Date 03-Mar-24

Distance 0.73km



**16 MALUA CRESCENT MILL PARK VIC 3082**

4 2 2

Sold Price RS $750,000 Sold Date 24-Jul-24

Distance 1.03km

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

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