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	3 DORRINGTON 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	$745,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$786,000	Property type	House	Suburb	Mill Park
Period-from	01 Jul 2023	to	30 Jun 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
7 FALDO COURT MILL PARK VIC 3082	$755,000	02-Mar-24
22 KELLAWAY CRESCENT MILL PARK VIC 3082	$776,500	23-Mar-24
9 GRENDA DRIVE MILL PARK VIC 3082	$795,000	20-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: 30 July 2024

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7 FALDO COURT MILL PARK VIC 3082

4 2 2

Sold Price **$755,000** Sold Date **02-Mar-24**

Distance **1.17km**



22 KELLAWAY CRESCENT MILL PARK VIC 3082

4 2 2

Sold Price **$776,500** Sold Date **23-Mar-24**

Distance **1.58km**



9 GRENDA DRIVE MILL PARK VIC 3082

4 2 2

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

Distance **1.75km**

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

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