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	5 HOGAN PLACE 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	$783,000	Property type	House	Suburb	Mill Park
Period-from	01 Sep 2023	to	31 Aug 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
5 MAWSON CLOSE MILL PARK VIC 3082	$696,000	27-Jul-24
7 BURRIDGE CLOSE MILL PARK VIC 3082	$741,000	13-Jul-24
273 CHILDS ROAD MILL PARK VIC 3082	$694,500	31-May-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.~~

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5 MAWSON CLOSE MILL PARK VIC 3082

4 2 2

Sold Price RS $696,000 Sold Date 27-Jul-24

Distance 1.38km



7 BURRIDGE CLOSE MILL PARK VIC 3082

4 2 1

Sold Price RS $741,000 Sold Date 13-Jul-24

Distance 1.56km



273 CHILDS ROAD MILL PARK VIC 3082

4 2 3

Sold Price $694,500 Sold Date 31-May-24

Distance 0.77km

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

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