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	18/215 BETULA 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	$490,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$513,000	Property type	Unit	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
5/215 BETULA AVENUE MILL PARK VIC 3082	$560,000	25-Jun-24
2/9 BROOKES COURT MILL PARK VIC 3082	$560,000	18-Apr-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: 18 September 2024

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5/215 BETULA AVENUE MILL PARK VIC 3082

3 1 1

Sold Price RS $560,000 Sold Date 25-Jun-24

Distance 0.04km



2/9 BROOKES COURT MILL PARK VIC 3082

3 1 -

Sold Price $560,000 Sold Date 18-Apr-24

Distance 2km

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

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