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	2/1 FOWLER 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	$480,000	&	$520,000

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
1/20 LANGVALE COURT MILL PARK VIC 3082	$527,000	22-Jun-24
2A PICKWORTH DRIVE MILL PARK VIC 3082	$535,000	27-Apr-24
3/38 MOORHEAD DRIVE MILL PARK VIC 3082	$532,000	06-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: 23 September 2024

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1/20 LANGVALE COURT MILL PARK VIC 3082

2 1 1

Sold Price **$527,000** Sold Date **22-Jun-24**

Distance **1.16km**



2A PICKWORTH DRIVE MILL PARK VIC 3082

2 1 1

Sold Price **$535,000** Sold Date **27-Apr-24**

Distance **0.18km**



3/38 MOORHEAD DRIVE MILL PARK VIC 3082

2 1 1

Sold Price **$532,000** Sold Date **06-Jul-24**

Distance **1.54km**

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

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