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	132 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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$780,888	Property type	House	Suburb	Mill Park
Period-from	01 Oct 2023	to	30 Sep 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
112 ROYCROFT AVENUE MILL PARK VIC 3082	$719,500	09-Sep-24
9 WINTER COURT MILL PARK VIC 3082	$730,000	18-May-24
6 AVONMORE CLOSE MILL PARK VIC 3082	$731,000	27-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.~~

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112 ROYCROFT AVENUE MILL PARK VIC 3082

3 2 2

Sold Price RS $719,500 Sold Date 09-Sep-24

Distance 0.16km



9 WINTER COURT MILL PARK VIC 3082

3 2 -

Sold Price $730,000 Sold Date 18-May-24

Distance 0.58km



6 AVONMORE CLOSE MILL PARK VIC 3082

3 2 2

Sold Price $731,000 Sold Date 27-Jul-24

Distance 1.04km

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

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