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	6 HEYGATE 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	$695,000	&	$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$787,500	Property type	House	Suburb	Mill Park
Period-from	01 Nov 2023	to	31 Oct 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
6 AVONMORE CLOSE MILL PARK VIC 3082	$731,000	27-Jul-24
112 ROYCROFT AVENUE MILL PARK VIC 3082	$719,500	09-Sep-24
174 ROYCROFT AVENUE MILL PARK VIC 3082	$753,000	09-Nov-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: 26 November 2024

Hayley Margetts
P 91111707
M 0433696971
E hmargetts@barryplant.com.au



6 AVONMORE CLOSE MILL PARK VIC 3082

3 2 2

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

Distance **0.09km**



112 ROYCROFT AVENUE MILL PARK VIC 3082

3 2 2

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

Distance **0.9km**



174 ROYCROFT AVENUE MILL PARK VIC 3082

3 2 -

Sold Price RS **$753,000** Sold Date **09-Nov-24**

Distance **0.96km**

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

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