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	1/12 MILL PARK DRIVE 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	$515,000	Property type	Unit	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
2/1 MORANG DRIVE MILL PARK VIC 3082	$500,000	06-Sep-24
1/26 MORANG DRIVE MILL PARK VIC 3082	$492,000	14-Jul-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: 20 November 2024

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2/1 MORANG DRIVE MILL PARK VIC 3082

3 1 2

Sold Price **$500,000** Sold Date **06-Sep-24**

Distance **1.89km**



1/26 MORANG DRIVE MILL PARK VIC 3082

2 1 2

Sold Price **$492,000** Sold Date **14-Jul-24**

Distance **1.96km**



3/38 MOORHEAD DRIVE MILL PARK VIC 3082

2 1 1

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

Distance **1.5km**

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

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