

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

1/46 GOLF LINKS 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/7 LUKIN COURT MILL PARK VIC 3082	\$500,000	22-Sep-23
1/4 PATMORE COURT MILL PARK VIC 3082	\$540,000	16-Sep-23
8 AVONMORE CLOSE MILL PARK VIC 3082	\$530,000	10-Nov-23

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 2023



1/7 LUKIN COURT MILL PARK VIC 3082

 2  1  1

Sold Price

\$500,000

Sold Date **22-Sep-23**

Distance **0.85km**



1/4 PATMORE COURT MILL PARK VIC 3082

 2  1  2

Sold Price

^{RS} **\$540,000**

Sold Date **16-Sep-23**

Distance **0.87km**



8 AVONMORE CLOSE MILL PARK VIC 3082

 2  1  1

Sold Price

^{RS} **\$530,000**

Sold Date **10-Nov-23**

Distance **1.47km**

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

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