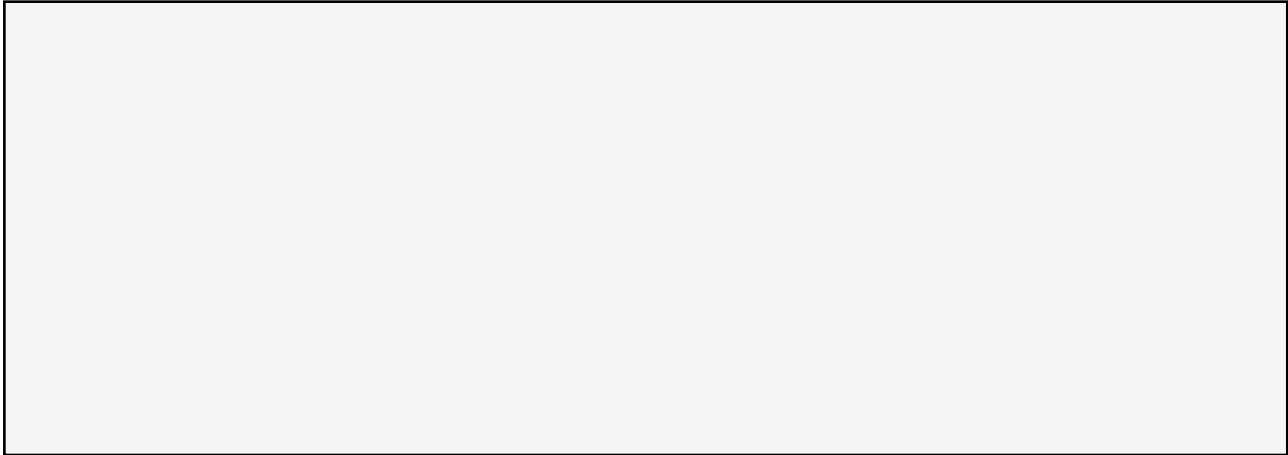


Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

Address
Including suburb and
postcode

1/51 HURLSTONE CRESCENT, MILL PARK, VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$595,000 to \$654,500

Median sale price

Median price \$510,000

Property type

House

Suburb

MILL PARK

Period 01 October 2023 to 31 March 2024

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

Address of comparable property	Price	Date of sale
4 BURNETT CRT, MILL PARK, VIC 3082	**\$595,000	23/03/2024
1/7 VINES CRT, MILL PARK, VIC 3082	*\$635,000	09/05/2024
2/25 PICKWORTH DR, MILL PARK, VIC 3082	\$632,000	24/02/2024

This Statement of Information was prepared on:

05/06/2024