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

1/7 Lukin Court, Mill Park Vic 3082

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $428,250	Property Type Unit	Suburb Mill Park
Period - From 14/08/2022 to 13/08/2023		Source REIV

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 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
1	125 Romano Av MILL PARK 3082	$590,000	09/08/2023
2	3/7 Clement Ct MILL PARK 3082	$515,000	15/04/2023
3	5/229-233 Childs Rd MILL PARK 3082	$489,000	14/07/2023

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 six months.~~

This Statement of Information was prepared on: 14/08/2023 12:18

🛏 2	🛁 1	🚗 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
14/08/2022 - 13/08/2023: $428,250

Comparable Properties

125 Romano Av MILL PARK 3082 (REI)

🛏 2	🛁 1	🚗 1

Price: $590,000
Method: Sold Before Auction
Date: 09/08/2023
Property Type: House (Res)
Land Size: 289 sqm approx

Agent Comments

3/7 Clement Ct MILL PARK 3082 (REI/VG)

🛏 2	🛁 1	🚗 1

Price: $515,000
Method: Auction Sale
Date: 15/04/2023
Property Type: Unit

Agent Comments

5/229-233 Childs Rd MILL PARK 3082 (REI)

🛏 2	🛁 1	🚗 1

Price: $489,000
Method: Private Sale
Date: 14/07/2023
Property Type: House

Agent Comments