

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 FRIENDSHIP AVENUE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 May 2023

to

30 Apr 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

| | | |
|---|-----------|-----------|
| 7 FALDO COURT MILL PARK VIC 3082 | \$755,000 | 02-Mar-24 |
| 30 ROYCROFT AVENUE MILL PARK VIC 3082 | \$750,000 | 03-Mar-24 |
| 120 PRINCE OF WALES AVENUE MILL PARK VIC 3082 | \$715,000 | 17-Feb-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: 29 May 2024

**7 FALDO COURT MILL PARK VIC 3082**Sold Price **\$755,000** Sold Date **02-Mar-24**

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Distance **0.86km****30 ROYCROFT AVENUE MILL PARK VIC 3082**Sold Price **\$750,000** Sold Date **03-Mar-24**

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Distance **1.64km****120 PRINCE OF WALES AVENUE
MILL PARK VIC 3082**Sold Price **\$715,000** Sold Date **17-Feb-24**

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Distance **0.35km****RS** = Recent sale **UN** = Undisclosed Sale

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