

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 MAYBURY 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

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

2/53 JACARANDA DRIVE MILL PARK VIC 3082	\$550,000	02-Sep-23
19A PATTERSON STREET MILL PARK VIC 3082	\$552,000	09-Sep-23
2/1 GILES COURT MILL PARK VIC 3082	\$550,000	23-Sep-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: 14 November 2023

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**2/53 JACARANDA DRIVE MILL
PARK VIC 3082**

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Sold Price

^{RS}**\$550,000**

Sold Date

02-Sep-23

Distance

0.25km**19A PATTERSON STREET MILL
PARK VIC 3082**

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Sold Price

^{RS}**\$552,000**

Sold Date

09-Sep-23

Distance

1.65km**2/1 GILES COURT MILL PARK VIC
3082**

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Sold Price

^{RS}**\$550,000**

Sold Date

23-Sep-23

Distance

1.98km**RS** = Recent sale**UN** = Undisclosed Sale

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