

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 RIBBON COURT 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

\$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

8 AVONMORE CLOSE MILL PARK VIC 3082	\$530,000	10-Nov-23
19A PATTERSON STREET MILL PARK VIC 3082	\$552,000	09-Sep-23
28 BOWMAN DRIVE MILL PARK VIC 3082	\$558,000	15-Aug-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

**8 AVONMORE CLOSE MILL PARK
VIC 3082**

2 1 1

Sold Price

^{RS} **\$530,000** Sold Date **10-Nov-23**Distance **0.86km****19A PATTERSON STREET MILL
PARK VIC 3082**

2 1 1

Sold Price

^{RS} **\$552,000** Sold Date **09-Sep-23**Distance **1.63km****28 BOWMAN DRIVE MILL PARK
VIC 3082**

2 1 1

Sold Price

\$558,000 Sold Date **15-Aug-23**Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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