Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	11 Valadero Court, Mill Park Vic 3082
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$780,000	Pro	perty Type	House		Suburb	Mill Park
Period - From	01/01/2023	to	31/12/2023		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

Address of comparable property		1 1100	Date of Sale
1	12 Strickland Av MILL PARK 3082	\$701,000	02/03/2024
2	3 Bellevue Ct MILL PARK 3082	\$685,000	24/02/2024
3	10 Wenden Rd MILL PARK 3082	\$657,000	02/03/2024

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:	07/03/2024 11:08



Date of sale









Rooms: 6

Property Type: House

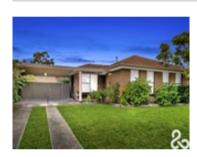
Land Size: 552.131 sqm approx

Agent Comments

Indicative Selling Price \$630,000 - \$670,000 **Median House Price**

Year ending December 2023: \$780,000

Comparable Properties



12 Strickland Av MILL PARK 3082 (REI)

-3







Price: \$701.000 Method: Auction Sale Date: 02/03/2024

Property Type: House (Res) Land Size: 545 sqm approx

Agent Comments



3 Bellevue Ct MILL PARK 3082 (REI)

-3





Price: \$685,000 Method: Auction Sale Date: 24/02/2024

Property Type: House (Res) Land Size: 589 sqm approx Agent Comments



10 Wenden Rd MILL PARK 3082 (REI)





Price: \$657,000 Method: Auction Sale Date: 02/03/2024

Property Type: House (Res) Land Size: 557 sqm approx **Agent Comments**

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