

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

11 Valadero Court, Mill Park Vic 3082

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$780,000 Property 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	Price	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:

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11 Valadero Court, Mill Park Vic 3082



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)

Agent Comments



Price: \$701,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 545 sqm approx



3 Bellevue Ct MILL PARK 3082 (REI)

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 589 sqm approx



10 Wenden Rd MILL PARK 3082 (REI)

Agent Comments



Price: \$657,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 557 sqm approx

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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