

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

12 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

\$900,000

&

\$990,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
27 ARTHUR PHILLIP WAY MILL PARK VIC 3082	\$960,000	28-Oct-23
26 ESTER DRIVE MILL PARK VIC 3082	\$970,000	11-Jan-24
29 DUNLOP CRESCENT MILL PARK VIC 3082	\$1,040,000	16-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: 19 March 2024



**27 ARTHUR PHILLIP WAY MILL
PARK VIC 3082**

 4  2  2

Sold Price **\$960,000** Sold Date **28-Oct-23**

Distance **0.52km**



**26 ESTER DRIVE MILL PARK VIC
3082**

 4  2  2

Sold Price **\$970,000** Sold Date **11-Jan-24**

Distance **0.56km**



**29 DUNLOP CRESCENT MILL PARK
VIC 3082**

 4  3  2

Sold Price ^{RS} **\$1,040,000** Sold Date **16-Feb-24**

Distance **0.78km**

RS = Recent sale UN = Undisclosed Sale

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