

## 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

13 CLEMENT COURT MILL PARK VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Mill Park

Period-from

01 Jul 2023

to

30 Jun 2024

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

11 PICKWORTH DRIVE MILL PARK VIC 3082	\$775,000	06-Apr-24
7 LAMINA AVENUE MILL PARK VIC 3082	\$750,000	12-Jun-24
24 MARSHALL DRIVE MILL PARK VIC 3082	\$727,000	25-May-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: 02 July 2024

**11 PICKWORTH DRIVE MILL PARK  
VIC 3082**

3 2 2

Sold Price

**\$775,000**Sold Date **06-Apr-24**Distance **0.53km****7 LAMINA AVENUE MILL PARK VIC  
3082**

3 2 -

Sold Price

<sup>RS</sup> **\$750,000**Sold Date **12-Jun-24**Distance **0.98km****24 MARSHALL DRIVE MILL PARK  
VIC 3082**

3 2 2

Sold Price

<sup>RS</sup> **\$727,000**Sold Date **25-May-24**Distance **1.82km****RS** = Recent sale**UN** = Undisclosed Sale

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