

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

18 Carbine Court, Mill Park Vic 3082

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$783,944 Property Type House Suburb Mill Park

Period - From 01/10/2023 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	3 Bellevue Ct MILL PARK 3082	\$685,000	24/02/2024
2	122 Redleap Av MILL PARK 3082	\$678,000	06/04/2024
3	3 Freeman Cr MILL PARK 3082	\$675,000	24/02/2024

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:

09/04/2024 15:22

18 Carbine Court, Mill Park Vic 3082



 3  2  2
Carport

Property Type: House
Land Size: 591m² sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median House Price
December quarter 2023: \$783,944

Comparable Properties



3 Bellevue Ct MILL PARK 3082 (REI)

Agent Comments

 3  2  3

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



122 Redleap Av MILL PARK 3082 (REI)

Agent Comments

 3  2  2

Price: \$678,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 539 sqm approx



3 Freeman Cr MILL PARK 3082 (REI)

Agent Comments

 3  2  3

Price: \$675,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 535 sqm approx

Account - Jellis Craig | P: 03 94598111



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