

## 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 HIGGS AVENUE 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 Jun 2023

to

31 May 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

18 CARBINE COURT MILL PARK VIC 3082	\$700,000	25-May-24
122 REDLEAP AVENUE MILL PARK VIC 3082	\$678,000	06-Apr-24
205 CHILDS ROAD MILL PARK VIC 3082	\$696,500	20-Apr-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.~~

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18 CARBINE COURT MILL PARK VIC Sold Price  
3082

<sup>RS</sup> \$700,000 Sold Date 25-May-24

 3  2  2

Distance 0.21km



122 REDLEAP AVENUE MILL PARK Sold Price  
VIC 3082

<sup>RS</sup> \$678,000 Sold Date 06-Apr-24

 3  2  2

Distance 1.53km



205 CHILDS ROAD MILL PARK VIC Sold Price  
3082

<sup>RS</sup> \$696,500 Sold Date 20-Apr-24

 3  2  1

Distance 1.9km

RS = Recent sale UN = Undisclosed Sale

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