

## 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

1C HARDIMAN 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Mill Park

Period-from

01 Feb 2023

to

31 Jan 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

1/4 PATMORE COURT MILL PARK VIC 3082	\$540,000	16-Sep-23
8 AVONMORE CLOSE MILL PARK VIC 3082	\$530,000	10-Nov-23
1/7 LUKIN COURT MILL PARK VIC 3082	\$500,000	22-Sep-23

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: 01 February 2024



**1/4 PATMORE COURT MILL PARK  
VIC 3082**

2 1 1

Sold Price **\$540,000** Sold Date **16-Sep-23**

Distance **1.15km**



**8 AVONMORE CLOSE MILL PARK  
VIC 3082**

2 1 1

Sold Price <sup>RS</sup> **\$530,000** Sold Date **10-Nov-23**

Distance **1.6km**



**1/7 LUKIN COURT MILL PARK VIC  
3082**

2 1 1

Sold Price **\$500,000** Sold Date **22-Sep-23**

Distance **0.29km**

RS = Recent sale      UN = Undisclosed Sale

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