

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/1 MORANG DRIVE MILL PARK VIC 3082

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between
\$520,000 \$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$505,000 Property type Unit Suburb Mill Park
Period-from 19 Dec 2023 to 19 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
2/247 BETULA AVENUE MILL PARK VIC 3082	\$620,000	16-Mar-24
2/14-16 STILLMAN DRIVE MILL PARK VIC 3082	\$565,000	22-Dec-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: 14 June 2024



2/247 BETULA AVENUE MILL PARK Sold Price \$620,000 Sold Date 16-Mar-24
VIC 3082

 3  1  1

Distance 1.53km



2/14-16 STILLMAN DRIVE MILL Sold Price \$565,000 Sold Date 22-Dec-23
PARK VIC 3082

 3  1  1

Distance 1.75km

RS = Recent sale

UN = Undisclosed Sale

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