

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

2/18 Coventry Crescent, 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	7 Cut Leaf Ct BUNDOORA 3083	\$675,000	13/02/2024
2	25 Island PI MILL PARK 3082	\$665,000	21/09/2023
3	1/84 Mill Park Dr MILL PARK 3082	\$650,000	28/10/2023

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:

04/03/2024 18:10

Maggie Sun

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Indicative Selling Price

\$620,000 - \$680,000

Median House Price

December quarter 2023: \$783,944



3 1 2

Property Type: House

Land Size: 426 sqm approx

Agent Comments

Comparable Properties



7 Cut Leaf Ct BUNDOORA 3083 (REI)

Agent Comments

3 2 2

Price: \$675,000

Method: Private Sale

Date: 13/02/2024

Property Type: Townhouse (Single)

Land Size: 246 sqm approx



25 Island PI MILL PARK 3082 (REI/VG)

Agent Comments

3 2 4

Price: \$665,000

Method: Private Sale

Date: 21/09/2023

Property Type: House

Land Size: 300 sqm approx



1/84 Mill Park Dr MILL PARK 3082 (REI/VG)

Agent Comments

3 2 1

Price: \$650,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Land Size: 223 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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