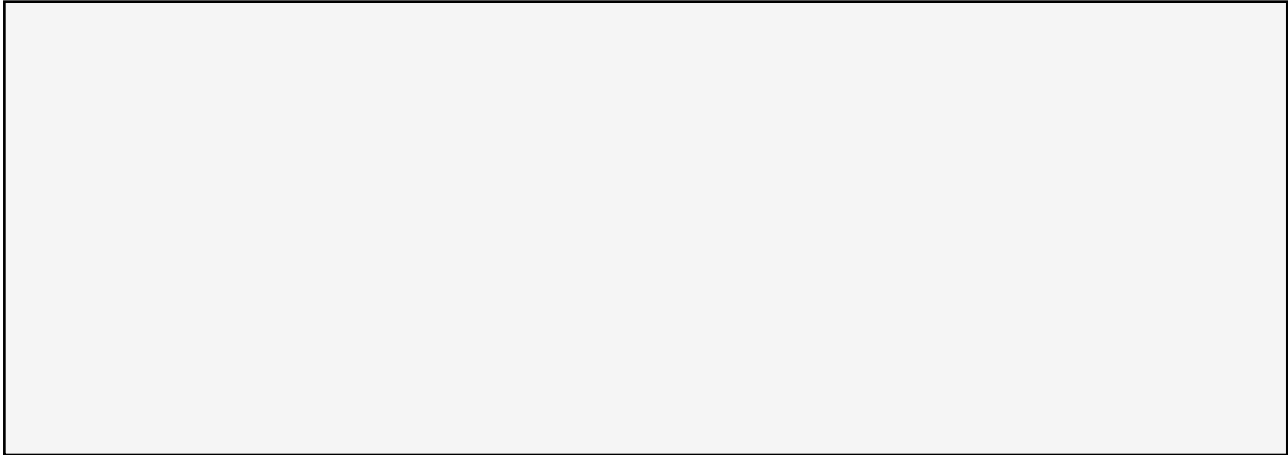


Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act



Property offered for sale

Address
Including suburb and
postcode

2/2 ROMEO COURT, MILL PARK, VIC 3082

Indicative selling price

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

Price Range: \$480,000 to \$528,000

Median sale price

Median price

\$510,000

Property type

Unit

Suburb

MILL PARK

Period

01 April 2023 to 31 March 2024

Source

pricfinder

Comparable property sales

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

11/1 MORANG DR, MILL PARK, VIC 3082	*\$473,000	16/04/2024
13 BENZ CL, MILL PARK, VIC 3082	*\$550,000	01/06/2024
1/38 MOORHEAD DR, MILL PARK, VIC 3082	*\$530,000	13/05/2024

This Statement of Information was prepared on:

11/06/2024