

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

2/5 ROMEO COURT MILL PARK VIC 3082

Indicative selling price

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

Single Price

or range
between

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Apr 2023

to

31 Mar 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

2/14-16 STILLMAN DRIVE MILL PARK VIC 3082	\$565,000	22-Dec-23
8 BENZ CLOSE MILL PARK VIC 3082	\$595,000	18-Nov-23
1/25 HINKLER DRIVE MILL PARK VIC 3082	\$585,000	18-Nov-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.~~

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**2/14-16 STILLMAN DRIVE MILL PARK VIC 3082**3  1  1 Sold Price **\$565,000** Sold Date **22-Dec-23**Distance **0.15km****8 BENZ CLOSE MILL PARK VIC 3082**3  1  1 Sold Price **\$595,000** Sold Date **18-Nov-23**Distance **0.28km****1/25 HINKLER DRIVE MILL PARK VIC 3082**3  1  1 Sold Price **\$585,000** Sold Date **18-Nov-23**Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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