

## 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

2/65 JASMINE DRIVE 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

\$545,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$497,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Mar 2023

to

29 Feb 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

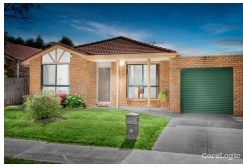
7 JACOBY COURT MILL PARK VIC 3082	\$560,000	08-Mar-24
1/46 GOLF LINKS DRIVE MILL PARK VIC 3082	\$591,000	16-Dec-23
4/247-249 CHILDS ROAD MILL PARK VIC 3082	\$560,000	11-Nov-23

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.~~

This Statement of Information was prepared on: 13 March 2024

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**7 JACOBY COURT MILL PARK VIC 3082**

Sold Price

<sup>RS</sup> **\$560,000**

Sold Date **08-Mar-24**

 2  1  1

Distance **1.41km**



**1/46 GOLF LINKS DRIVE MILL PARK VIC 3082**

Sold Price

**\$591,000**

Sold Date **16-Dec-23**

 2  1  1

Distance **1.7km**



**4/247-249 CHILDS ROAD MILL PARK VIC 3082**

Sold Price

**\$560,000**

Sold Date **11-Nov-23**

 2  1  2

Distance **1.48km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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