

## 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

92 WOOLNOUGH 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

\$510,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Mill Park

Period-from

01 Aug 2022

to

31 Jul 2023

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

3/7 CLEMENT COURT MILL PARK VIC 3082	\$515,000	15-Apr-23
5/229-233 CHILDS ROAD MILL PARK VIC 3082	\$489,000	14-Jul-23
1A KELLAWAY CRESCENT MILL PARK VIC 3082	\$681,250	29-Apr-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: 08 August 2023



**3/7 CLEMENT COURT MILL PARK VIC 3082**

 2  1  1

Sold Price **\$515,000** Sold Date **15-Apr-23**

Distance **0.11km**



**5/229-233 CHILDS ROAD MILL PARK VIC 3082**

 2  1  1

Sold Price <sup>RS</sup> **\$489,000** Sold Date **14-Jul-23**

Distance **0.92km**



**1A KELLAWAY CRESCENT MILL PARK VIC 3082**

 2  1  1

Sold Price **\$681,250** Sold Date **29-Apr-23**

Distance **1.7km**

RS = Recent sale      UN = Undisclosed Sale

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