

## 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

28/5 DELACOMBE 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

\$530,000

&

\$580,000

### 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

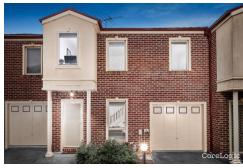
4/4 RIVERGUM DRIVE MILL PARK VIC 3082	\$550,000	18-Nov-23
2/14-16 STILLMAN DRIVE MILL PARK VIC 3082	\$565,000	22-Dec-23
8 BENZ CLOSE MILL PARK VIC 3082	\$595,000	18-Nov-23

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: 27 March 2024

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**4/4 RIVERGUM DRIVE MILL PARK VIC 3082**

 3  2  1

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**18-Nov-23**

Distance

**1.27km**



**2/14-16 STILLMAN DRIVE MILL PARK VIC 3082**

 3  1  1

Sold Price

**\$565,000**

Sold Date

**22-Dec-23**

Distance

**1.25km**



**8 BENZ CLOSE MILL PARK VIC 3082**

 3  1  1

Sold Price

**\$595,000**

Sold Date

**18-Nov-23**

Distance

**1.49km**

RS = Recent sale

UN = Undisclosed Sale

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