

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

3/38 MOORHEAD DRIVE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Jun 2023

to

31 May 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

5/38 MOORHEAD DRIVE MILL PARK VIC 3082	\$457,500	24-Feb-24
3/26 MORANG DRIVE MILL PARK VIC 3082	\$469,000	01-Mar-24

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: 04 June 2024

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**5/38 MOORHEAD DRIVE MILL
PARK VIC 3082**

 2  1  1

Sold Price

\$457,500

Sold Date **24-Feb-24**

Distance **0.02km**



**3/26 MORANG DRIVE MILL PARK
VIC 3082**

 2  1  1

Sold Price

\$469,000

Sold Date **01-Mar-24**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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