

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

30 Roycroft Avenue, Mill Park Vic 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$783,944 Property Type House Suburb Mill Park

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six 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
1	33 Mill Park Dr MILL PARK 3082	\$760,000	09/12/2023
2	5 Studley Ct MILL PARK 3082	\$743,500	09/12/2023
3	23 Chestnut Rd MILL PARK 3082	\$735,000	29/12/2023

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 six months.~~

This Statement of Information was prepared on:

13/02/2024 14:15



Property Type: House (Previously Occupied - Detached)

Land Size: 573 sqm approx

Agent Comments

Comparable Properties



33 Mill Park Dr MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$760,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 660 sqm approx



5 Studley Ct MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$743,500

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 792 sqm approx



23 Chestnut Rd MILL PARK 3082 (REI)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 29/12/2023

Property Type: House

Land Size: 603 sqm approx