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 betweer	n \$700,000		&		\$770,000				
Median sale price									
Median price	\$783,944	Pro	Property Type Hou		JSE		Suburb	Mill Park	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress 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



30 Roycroft Avenue, Mill Park Vic 3082







Property Type: House (Previously Occupied - Detached) Land Size: 573 sqm approx Agent Comments Jennette Mazur 03 9070 5095 0434 115 727 jennettemazur@jelliscraig.com.au

Indicative Selling Price \$700,000 - \$770,000 Median House Price December quarter 2023: \$783,944

Comparable Properties

33 Mill Park Dr MILL PARK 3082 (REI/VG) 3 2 4 Price: \$760,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 660 sqm approx	Agent Comments
5 Studley Ct MILL PARK 3082 (REI/VG) 3 1 2 Price: \$743,500 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 792 sqm approx	Agent Comments
23 Chestnut Rd MILL PARK 3082 (REI) 23 A 1 4 Price: \$735,000 Method: Private Sale Date: 29/12/2023 Property Type: House Land Size: 603 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9070 5095





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