

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

37 Hurlstone Crescent, Mill Park Vic 3082

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$775,000 Property Type House Suburb Mill Park

Period - From 04/12/2022 to 03/12/2023 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	41 Cunningham Dr MILL PARK 3082	\$896,888	05/10/2023
2	3 Hinkler Dr MILL PARK 3082	\$970,000	15/07/2023
3	6 Heysen Ct MILL PARK 3082	\$800,000	11/11/2023

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:

04/12/2023 13:48



 3  2  2

Property Type: House (Res)

Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$790,000

Median House Price

04/12/2022 - 03/12/2023: \$775,000

Comparable Properties

41 Cunningham Dr MILL PARK 3082 (REI)

Agent Comments

 4  2  4

Price: \$896,888

Method:

Date: 05/10/2023

Property Type: House

3 Hinkler Dr MILL PARK 3082 (REI)

Agent Comments

 4  2  2

Price: \$970,000

Method:

Date: 15/07/2023

Property Type: House



6 Heysen Ct MILL PARK 3082 (REI)

Agent Comments

 3  2  2

Price: \$800,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House

Land Size: 680 sqm approx

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