

## 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

44 KINGSTON TOWN CRESCENT 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 Apr 2023

to

31 Mar 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

3 FREEMAN CRESCENT MILL PARK VIC 3082	\$675,000	24-Feb-24
50 CUTHBERT DRIVE MILL PARK VIC 3082	\$690,000	17-Feb-24
122 REDLEAP AVENUE MILL PARK VIC 3082	\$678,000	06-Apr-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.~~

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**3 FREEMAN CRESCENT MILL PARK VIC 3082** Sold Price <sup>RS</sup> **\$675,000** Sold Date **24-Feb-24**  
Distance **0.9km**

 3  2  2



**50 CUTHBERT DRIVE MILL PARK VIC 3082** Sold Price <sup>RS</sup> **\$690,000** Sold Date **17-Feb-24**  
Distance **0.92km**

 3  2  2



**122 REDLEAP AVENUE MILL PARK VIC 3082** Sold Price <sup>RS</sup> **\$678,000** Sold Date **06-Apr-24**  
Distance **1.45km**

 3  2  2

RS = Recent sale      UN = Undisclosed Sale

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