

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

5 Norland Court, Mill Park Vic 3082

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$780,000 Property Type House Suburb Mill Park

Period - From 01/04/2023 to 31/03/2024 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	26 Development Blvd MILL PARK 3082	\$1,145,000	21/05/2024
2	8 Delacombe Dr MILL PARK 3082	\$1,080,000	01/06/2024
3			

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:

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Maggie Sun

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Indicative Selling Price

\$1,050,000 - \$1,155,000

Median House Price

Year ending March 2024: \$780,000



 5  2  2

Property Type: House

Land Size: 709 sqm approx

Agent Comments

Comparable Properties



26 Development Blvd MILL PARK 3082 (REI)

Agent Comments

 4  2  4

Price: \$1,145,000

Method: Private Sale

Date: 21/05/2024

Property Type: House

Land Size: 699 sqm approx



8 Delacombe Dr MILL PARK 3082 (REI)

Agent Comments

 5  2  2

Price: \$1,080,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 502 sqm approx

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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