Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Norland Court, Mill Park Vic 3082

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$1,050,000		&		\$1,155,000			
Median sale p	rice							
Median price	\$780,000	Pro	operty Type	Ηοι	ISE		Suburb	Mill Park
Period - From	01/04/2023	to	31/03/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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:

25/06/2024 10:47



Mc**Grath**

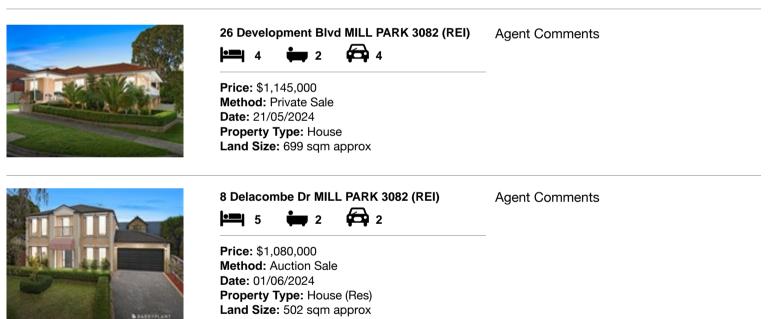




Property Type: House Land Size: 709 sqm approx Agent Comments Maggie Sun 03 9889 8800 0425 790 930 maggiesun@mcgrath.com.au

Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price Year ending March 2024: \$780,000

Comparable Properties



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.

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