

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 STUDLEY COURT MILL PARK VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Mill Park

Period-from

01 Nov 2022

to

31 Oct 2023

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

5 VAIN CLOSE MILL PARK VIC 3082	\$650,000	11-Nov-23
23 GARDEN GROVE DRIVE MILL PARK VIC 3082	\$676,000	28-Oct-23
4 APSLEY COURT MILL PARK VIC 3082	\$720,000	28-Oct-23

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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5 VAIN CLOSE MILL PARK VIC 3082

 3  1  2

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **11-Nov-23**

Distance **0.81km**



23 GARDEN GROVE DRIVE MILL PARK VIC 3082

 3  1  2

Sold Price ^{RS} **\$676,000** Sold Date **28-Oct-23**

Distance **1.07km**



4 APSLEY COURT MILL PARK VIC 3082

 3  1  1

Sold Price ^{RS} **\$720,000** Sold Date **28-Oct-23**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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