

## 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

6 FORD COURT 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

\$585,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Mill Park

Period-from

01 Aug 2022

to

31 Jul 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

9 LANDY CLOSE MILL PARK VIC 3082	\$645,000	25-Feb-23
7 MONTEREY COURT MILL PARK VIC 3082	\$620,000	26-Mar-23
66 MOORHEAD DRIVE MILL PARK VIC 3082	\$715,000	19-Jun-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.~~

This Statement of Information was prepared on: 09 August 2023



**9 LANDY CLOSE MILL PARK VIC 3082**

 3  1  2

Sold Price **\$645,000** Sold Date **25-Feb-23**

Distance **0.54km**



**7 MONTEREY COURT MILL PARK VIC 3082**

 3  1  1

Sold Price **\$620,000** Sold Date **26-Mar-23**

Distance **0.79km**



**66 MOORHEAD DRIVE MILL PARK VIC 3082**

 3  1  2

Sold Price **\$715,000** Sold Date **19-Jun-23**

Distance **1.04km**

RS = Recent sale      UN = Undisclosed Sale

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