

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 WENDEN ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 Feb 2023

to

31 Jan 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

5 VAIN CLOSE MILL PARK VIC 3082	\$650,000	11-Nov-23
6 HERITAGE DRIVE MILL PARK VIC 3082	\$630,000	08-Sep-23
5 NUNN CLOSE MILL PARK VIC 3082	\$675,000	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.~~

This Statement of Information was prepared on: 28 February 2024

**5 VAIN CLOSE MILL PARK VIC
3082**

3 1 2

Sold Price **\$650,000** Sold Date **11-Nov-23**Distance **0.74km****6 HERITAGE DRIVE MILL PARK VIC
3082**

3 1 2

Sold Price **\$630,000** Sold Date **08-Sep-23**Distance **1.82km****5 NUNN CLOSE MILL PARK VIC
3082**

3 1 2

Sold Price ^{RS} **\$675,000** Sold Date **28-Oct-23**Distance **0.98km****RS** = Recent sale **UN** = Undisclosed Sale

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