

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

7 DORMAN 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

\$695,000

&

\$745,000

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

8 CARROLL CRESCENT MILL PARK VIC 3082	\$760,000	07-Nov-23
19 MARSDEN COURT MILL PARK VIC 3082	\$732,000	19-Aug-23
3 MONTEREY COURT MILL PARK VIC 3082	\$750,000	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: 15 November 2023

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**8 CARROLL CRESCENT MILL PARK
VIC 3082**Sold Price ^{RS} **\$760,000** ^{UN} Sold Date **07-Nov-23**

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Distance **0.84km****19 MARSDEN COURT MILL PARK
VIC 3082**Sold Price **\$732,000** Sold Date **19-Aug-23**

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Distance **1.26km****3 MONTEREY COURT MILL PARK
VIC 3082**Sold Price ^{RS} **\$750,000** Sold Date **28-Oct-23**

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Distance **1.38km****RS** = Recent sale**UN** = Undisclosed Sale

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