

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 ROMEO 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

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

3/2 STILLMAN DRIVE MILL PARK VIC 3082	\$516,000	09-Sep-23
8 AVONMORE CLOSE MILL PARK VIC 3082	\$530,000	10-Nov-23
5/229-233 CHILDS ROAD MILL PARK VIC 3082	\$489,000	30-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: 14 November 2023

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**3/2 STILLMAN DRIVE MILL PARK
VIC 3082**

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Sold Price

\$516,000Sold Date **09-Sep-23**Distance **0.36km****8 AVONMORE CLOSE MILL PARK
VIC 3082**

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Sold Price

RS **\$530,000** Sold Date **10-Nov-23**Distance **1.91km****5/229-233 CHILDS ROAD MILL
PARK VIC 3082**

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Sold Price

\$489,000Sold Date **30-Jun-23**Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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