

# 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

8 Avonmore Close, 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)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$545,000 Property Type Townhouse Suburb Mill Park

Period - From 17/10/2022 to 16/10/2023 Source REIV

### 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 six 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
1	19A Patterson St MILL PARK 3082	\$552,000	09/09/2023
2	1/7 Lukin Ct MILL PARK 3082	\$500,000	05/10/2023
3	5/229-233 Childs Rd MILL PARK 3082	\$489,000	14/07/2023

**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 six months.~~

This Statement of Information was prepared on:

17/10/2023 12:50



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**Property Type:** Townhouse  
**Land Size:** 254 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$480,000 - \$520,000  
**Median Townhouse Price**  
17/10/2022 - 16/10/2023: \$545,000

## Comparable Properties



**19A Patterson St MILL PARK 3082 (REI)**

**Agent Comments**

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**Price:** \$552,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** Townhouse (Conjoined)  
**Land Size:** 289 sqm approx



**1/7 Lukin Ct MILL PARK 3082 (REI)**

**Agent Comments**

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**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 05/10/2023  
**Property Type:** Unit  
**Land Size:** 314 sqm approx



**5/229-233 Childs Rd MILL PARK 3082 (REI)**

**Agent Comments**

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**Price:** \$489,000  
**Method:** Private Sale  
**Date:** 14/07/2023  
**Property Type:** House

**Account - Ristic RE** | P: 03 9436 0888 | F: 03 9436 0088