

## 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 DELACOMBE DRIVE 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 May 2023

to

30 Apr 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

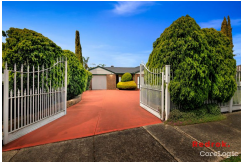
Date of sale

4 DIOSMA WAY MILL PARK VIC 3082	\$1,000,000	26-Nov-23
106 TELOPEA CRESCENT MILL PARK VIC 3082	\$1,000,000	25-Nov-23
38 AZALEA AVENUE MILL PARK VIC 3082	\$1,025,000	23-Mar-24

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: 06 May 2024

**4 DIOSMA WAY MILL PARK VIC 3082**

4 2 -

Sold Price **\$1,000,000** Sold Date **26-Nov-23**Distance **1.13km****106 TELOPEA CRESCENT MILL PARK VIC 3082**

4 2 4

Sold Price Sold Date **25-Nov-23**Distance **1.25km****38 AZALEA AVENUE MILL PARK VIC 3082**

4 2 2

Sold Price <sup>RS</sup> **\$1,025,000** Sold Date **23-Mar-24**Distance **1.71km**

RS = Recent sale      UN = Undisclosed Sale

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