

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

9 ADAM PLACE 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

\$620,000

&

\$680,000

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

1/59 BLOSSOM PARK DRIVE MILL PARK VIC 3082	\$660,000	16-Mar-24
21 TENNYSON CIRCUIT MILL PARK VIC 3082	\$720,000	17-Jan-24
4-8 PEUGEOT PURSUIT MILL PARK VIC 3082	\$670,000	24-Feb-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: 29 May 2024



**1/59 BLOSSOM PARK DRIVE MILL
PARK VIC 3082**

 3  1  2

Sold Price

^{RS} **\$660,000**

Sold Date

16-Mar-24

Distance

0.93km



**21 TENNYSON CIRCUIT MILL PARK
VIC 3082**

 3  2  1

Sold Price

\$720,000

Sold Date

17-Jan-24

Distance

0.58km



**4-8 PEUGEOT PURSUIT MILL PARK
VIC 3082**

 3  2  2

Sold Price

\$670,000

Sold Date

24-Feb-24

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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