

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 GLOAMING 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Mill Park

Period-from

01 Oct 2022

to

30 Sep 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

1 GARRETT COURT MILL PARK VIC 3082	\$775,000	29-Apr-23
17 PENSBURY AVENUE MILL PARK VIC 3082	\$750,000	08-Jul-23
39 FREEMAN CRESCENT MILL PARK VIC 3082	\$747,000	19-Aug-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: 24 October 2023



1 GARRETT COURT MILL PARK VIC 3082 Sold Price **\$775,000** Sold Date **29-Apr-23**
 Distance **0.92km**

 4  2  5



17 PENSBURY AVENUE MILL PARK VIC 3082 Sold Price **\$750,000** Sold Date **08-Jul-23**
 Distance **1.08km**

 4  2  2



39 FREEMAN CRESCENT MILL PARK VIC 3082 Sold Price **\$747,000** Sold Date **19-Aug-23**
 Distance **1.52km**

 4  2  1

RS = Recent sale UN = Undisclosed Sale

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