

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

4 BENTLEY WAY 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Mill Park

Period-from

01 Apr 2021

to

31 Mar 2022

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 BRONSDON COURT MILL PARK VIC 3082	\$625,000	26-Feb-22
1/15 ALLWYN CRESCENT MILL PARK VIC 3082	\$644,000	05-Feb-22
24 ROMANO AVENUE MILL PARK VIC 3082	\$638,000	11-Dec-21

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 April 2022



**3 BRONSDON COURT MILL PARK
VIC 3082**

 3  1  2

Sold Price **\$625,000** Sold Date **26-Feb-22**

Distance **1.7km**



**1/15 ALLWYN CRESCENT MILL
PARK VIC 3082**

 3  1  2

Sold Price **\$644,000** Sold Date **05-Feb-22**

Distance **0.46km**



**24 ROMANO AVENUE MILL PARK
VIC 3082**

 3  2  2

Sold Price **\$638,000** Sold Date **11-Dec-21**

Distance **1.74km**

RS = Recent sale **UN** = Undisclosed Sale

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