

## 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

80 PINDARI AVENUE 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

\$660,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,500

Property type

House

Suburb

Mill Park

Period-from

01 Sep 2021

to

31 Aug 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

8 TENCH COURT MILL PARK VIC 3082	\$716,000	11-Aug-22
24 PRINCE OF WALES AVENUE MILL PARK VIC 3082	\$700,000	23-Jul-22
3 KILBORN COURT MILL PARK VIC 3082	\$670,000	07-May-22

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: 01 September 2022



**8 TENCH COURT MILL PARK VIC 3082**

 3  2  3

Sold Price

<sup>RS</sup>

**\$716,000**

Sold Date

**11-Aug-22**

Distance

**0.45km**



**24 PRINCE OF WALES AVENUE MILL PARK VIC 3082**

 3  2  2

Sold Price

**\$700,000**

Sold Date

**23-Jul-22**

Distance

**0.58km**



**3 KILBORN COURT MILL PARK VIC 3082**

 3  2  2

Sold Price

**\$670,000**

Sold Date

**07-May-22**

Distance

**1.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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