

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

7 JACOBY 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Feb 2023

to

31 Jan 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

4/247-249 CHILDS ROAD MILL PARK VIC 3082	\$560,000	11-Nov-23
1/46 GOLF LINKS DRIVE MILL PARK VIC 3082	\$591,000	16-Dec-23
125 ROMANO AVENUE MILL PARK VIC 3082	\$590,000	09-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: 09 February 2024

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**4/247-249 CHILDS ROAD MILL
PARK VIC 3082** 2  1  2Sold Price **\$560,000** Sold Date **11-Nov-23**Distance **1.21km****1/46 GOLF LINKS DRIVE MILL
PARK VIC 3082** 2  1  1Sold Price **\$591,000** Sold Date **16-Dec-23**Distance **0.99km****125 ROMANO AVENUE MILL PARK
VIC 3082** 2  1  1Sold Price **\$590,000** Sold Date **09-Aug-23**Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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