

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/5 DELACOMBE DRIVE 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

\$578,000

&

\$588,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

Mill Park

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

3B RIVERSIDE DRIVE SOUTH MORANG VIC 3752	580000	19-May-22
17/40 GORGE ROAD SOUTH MORANG VIC 3752	585000	02-Apr-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 01 June 2022



**3B RIVERSIDE DRIVE SOUTH
MORANG VIC 3752**

3 2 2

Sold Price

^{RS}

580000

Sold Date

19-May-22

Distance

1.04km



**17/40 GORGE ROAD SOUTH
MORANG VIC 3752**

3 2 1

Sold Price

585000

Sold Date

02-Apr-22

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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