

## 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

14 Research Drive 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,200

Property type

House

Suburb

Mill Park

Period-from

01 Oct 2018

to

30 Sep 2019

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 Ancona Drive Mill Park VIC 3082	\$981,000	29-Jun-19
14 Shamrock Drive Mill Park VIC 3082	\$980,000	15-Apr-19
14 Villosa Court Mill Park VIC 3082	\$955,000	05-Sep-19

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 October 2019

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**3 Ancona Drive Mill Park VIC 3082** Sold Price **\$981,000** Sold Date **29-Jun-19**

 4  2  2

Distance **0.22km**



**14 Shamrock Drive Mill Park VIC 3082** Sold Price **\$980,000** Sold Date **15-Apr-19**

 4  2  2

Distance **0.62km**



**14 Villosa Court Mill Park VIC 3082** Sold Price <sup>RS</sup> **\$955,000** Sold Date **05-Sep-19**

 4  3  2

Distance **0.8km**

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

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