

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

1 GAZE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 May 2022

to

30 Apr 2023

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

2 MADIGAN CRESCENT MILL PARK VIC 3082	\$672,500	22-Apr-23
7 MADIGAN CRESCENT MILL PARK VIC 3082	\$641,000	17-Dec-22
1 IVY COURT MILL PARK VIC 3082	\$650,000	27-Jan-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: 16 May 2023



2 MADIGAN CRESCENT MILL PARK VIC 3082 Sold Price ^{RS} **\$672,500** Sold Date **22-Apr-23**
 Distance **1.86km**

4 2 4



7 MADIGAN CRESCENT MILL PARK VIC 3082 Sold Price **\$641,000** Sold Date **17-Dec-22**
 Distance **1.85km**

4 2 2



1 IVY COURT MILL PARK VIC 3082 Sold Price **\$650,000** Sold Date **27-Jan-23**
 Distance **1.72km**

3 2 4

RS = Recent sale UN = Undisclosed Sale

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