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

3 Corrigan Place 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	\$630,000	&	\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$665,000	Prope	erty type	e House		Suburb	Mill Park
Period-from	01 Jul 2019	to	30 Jun 2	2020	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
12 Blackman Avenue Mill Park VIC 3082	\$631,000	18-Jul-20
1 Woodhill Place Mill Park VIC 3082	\$683,000	08-Jul-20
7 Carroll Crescent Mill Park VIC 3082	\$650,000	26-Jun-20

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: 21 July 2020





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Sold Price 12 Blackman Avenue Mill Park VIC 3082

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\$ 2

*\$**631,000** Sold Date 18-Jul-20

Distance

0.89km



1 Woodhill Place Mill Park VIC 3082 Sold Price

*\$683,000 Sold Date 08-Jul-20

Distance 1.47km



7 Carroll Crescent Mill Park VIC

Sold Price

RS \$650,000 Sold Date 26-Jun-20

Distance 1.86km

3082

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RS = Recent sale

UN = Undisclosed Sale

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