

## 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

31 CENTENARY 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

\$615,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,888

Property type

House

Suburb

Mill Park

Period-from

01 Nov 2023

to

31 Oct 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

12A CHRISTIE AVENUE MILL PARK VIC 3082	\$795,000	24-Aug-24
22A MOORHEAD DRIVE MILL PARK VIC 3082	\$645,000	22-May-24
1/51 HURLSTONE CRESCENT MILL PARK VIC 3082	\$616,500	15-Jul-24

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.~~

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**12A CHRISTIE AVENUE MILL PARK** Sold Price **\$795,000** Sold Date **24-Aug-24**  
**VIC 3082**

 3  2  1

Distance **0.66km**



**22A MOORHEAD DRIVE MILL PARK** Sold Price **\$645,000** Sold Date **22-May-24**  
**VIC 3082**

 3  2  1

Distance **0.72km**



**1/51 HURLSTONE CRESCENT MILL** Sold Price **\$616,500** Sold Date **15-Jul-24**  
**PARK VIC 3082**

 3  2  1

Distance **0.85km**

RS = Recent sale      UN = Undisclosed Sale

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