

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

9 Whitfield 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$723,750

Property type

House

Suburb

Mill Park

Period-from

01 Nov 2020

to

31 Oct 2021

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

4 Belbin Court Mill Park VIC 3082	\$886,000	11-Sep-21
5 Hardiman Court Mill Park VIC 3082	\$880,000	15-Sep-21
2 Ford Court Mill Park VIC 3082	\$865,500	11-Oct-21

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: 18 November 2021



4 Belbin Court Mill Park VIC 3082

Sold Price

^{RS} **\$886,000**

Sold Date

11-Sep-21

 4  2  4

Distance

0.97km



5 Hardiman Court Mill Park VIC 3082

Sold Price

^{RS} **\$880,000** ^{UN}

Sold Date

15-Sep-21

 4  2  2

Distance

0.87km



2 Ford Court Mill Park VIC 3082

Sold Price

^{RS} **\$865,500**

Sold Date

11-Oct-21

 4  3  2

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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