

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

364 Childs Road 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

\$888,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Mill Park

Period-from

01 Oct 2020

to

30 Sep 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

17 Henry Cable Court Mill Park VIC 3082	\$969,000	16-Oct-21
15 Timmins Court Mill Park VIC 3082	\$902,000	09-Oct-21
2 Sinclair Court Mill Park VIC 3082	\$874,000	17-Jul-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: 23 October 2021



17 Henry Cable Court Mill Park VIC 3082

Sold Price

^{RS} **\$969,000**

Sold Date

16-Oct-21

 4  2  2

Distance

1.83km



15 Timmins Court Mill Park VIC 3082

Sold Price

^{RS} **\$902,000**

Sold Date

09-Oct-21

 4  2  2

Distance

1.9km



2 Sinclair Court Mill Park VIC 3082

Sold Price

\$874,000

Sold Date

17-Jul-21

 4  2  2

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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