

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

6 Pivot Place, Mill Park Vic 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$783,944 Property Type House Suburb Mill Park

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six 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
1	285 Betula Av MILL PARK 3082	\$880,000	14/10/2023
2	8 Hopper Ct MILL PARK 3082	\$866,000	10/02/2024
3	15 Marshall Dr MILL PARK 3082	\$800,000	23/09/2023

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 six months.~~

This Statement of Information was prepared on:

26/02/2024 15:44



Property Type: House
Land Size: 610 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 December quarter 2023: \$783,944

Comparable Properties



285 Betula Av MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$880,000
Method: Sold Before Auction
Date: 14/10/2023
Property Type: House
Land Size: 561 sqm approx



8 Hopper Ct MILL PARK 3082 (REI)

Agent Comments



Price: \$866,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 680 sqm approx



15 Marshall Dr MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 657 sqm approx

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