

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

3/4 Rivergum Drive 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Mill Park

Period-from

01 Dec 2020

to

30 Nov 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

1/2 Rule Close Mill Park VIC 3082	\$550,000	04-Dec-21
13/2 Stillman Drive Mill Park VIC 3082	\$532,000	03-Aug-21
31/5 Delacombe Drive Mill Park VIC 3082	\$550,000	26-Jun-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: 08 December 2021



1/2 Rule Close Mill Park VIC 3082

Sold Price

^{RS}

\$550,000

Sold Date

04-Dec-21

 3  1  1

Distance

0.53km



13/2 Stillman Drive Mill Park VIC 3082

Sold Price

\$532,000

Sold Date

03-Aug-21

 3  1  1

Distance

0.92km



31/5 Delacombe Drive Mill Park VIC 3082

Sold Price

\$550,000

Sold Date

26-Jun-21

 3  1  1

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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