

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

7 Bendale 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Mill Park

Period-from

01 Feb 2020

to

31 Jan 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 Fenech Close Mill Park VIC 3082	\$658,000	07-Nov-20
12 Patterson Street Mill Park VIC 3082	\$665,000	07-Nov-20
22 Carroll Crescent Mill Park VIC 3082	\$681,000	03-Oct-20

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: 10 February 2021



1 Fenech Close Mill Park VIC 3082

Sold Price

\$658,000

Sold Date **07-Nov-20**

 3  2  3

Distance **1.49km**



12 Patterson Street Mill Park VIC 3082

Sold Price

\$665,000

Sold Date **07-Nov-20**

 3  2  2

Distance **1.46km**



22 Carroll Crescent Mill Park VIC 3082

Sold Price

\$681,000

Sold Date **03-Oct-20**

 3  2  2

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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