

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

13/2 Stillman 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

\$519,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Unit

Suburb

Mill Park

Period-from

01 Jul 2020

to

30 Jun 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

2/1 McClelland Drive Mill Park VIC 3082	\$540,000	08-Jul-21
31/5 Delacombe Drive Mill Park VIC 3082	\$550,000	26-Jun-21
2/5 Romeo Court Mill Park VIC 3082	\$540,000	30-Jan-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: 19 July 2021



2/1 McClelland Drive Mill Park VIC 3082

 3  1  2

Sold Price ^{RS} **\$540,000** ^{UN} Sold Date **08-Jul-21**

Distance **1.38km**



31/5 Delacombe Drive Mill Park VIC 3082

 3  1  1

Sold Price ^{RS} **\$550,000** Sold Date **26-Jun-21**

Distance **1.17km**



2/5 Romeo Court Mill Park VIC 3082

 3  1  2

Sold Price **\$540,000** Sold Date **30-Jan-21**

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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