

## 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

17 PENSURY AVENUE MILL PARK VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 Jun 2022

to

31 May 2023

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 MADIGAN CRESCENT MILL PARK VIC 3082	\$672,500	22-Apr-23
377 CHILDS ROAD MILL PARK VIC 3082	\$660,000	27-May-23
1 IVY COURT MILL PARK VIC 3082	\$650,000	27-Jan-23

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: 14 June 2023

**2 MADIGAN CRESCENT MILL PARK VIC 3082**

Sold Price

<sup>RS</sup> **\$672,500**

Sold Date

**22-Apr-23**

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Distance

**0.39km****377 CHILDS ROAD MILL PARK VIC 3082**

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**27-May-23**

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Distance

**0.69km****1 IVY COURT MILL PARK VIC 3082**

Sold Price

**\$650,000**

Sold Date

**27-Jan-23**

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Distance

**0.57km****RS** = Recent sale**UN** = Undisclosed Sale

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