

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

9/3 MILL PARK 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Apr 2022

to

31 Mar 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 OLSEN WALK MILL PARK VIC 3082	\$430,000	19-Mar-22
103/48 OLEANDER DRIVE MILL PARK VIC 3082	\$415,000	22-Feb-23
5 GORMAN DRIVE MILL PARK VIC 3082	\$437,500	24-Mar-22

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 April 2023

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2 OLSEN WALK MILL PARK VIC 3082

2 2 1

Sold Price **\$430,000** Sold Date **19-Mar-22**

Distance **2.48km**



103/48 OLEANDER DRIVE MILL PARK VIC 3082

2 2 1

Sold Price **\$415,000** Sold Date **22-Feb-23**

Distance **2.49km**



5 GORMAN DRIVE MILL PARK VIC 3082

2 2 1

Sold Price **\$437,500** Sold Date **24-Mar-22**

Distance **2.51km**

RS = Recent sale UN = Undisclosed Sale

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