

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

24 RESEARCH 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,500

Property type

House

Suburb

Mill Park

Period-from

01 May 2021

to

30 Apr 2022

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

12 DELACOMBE DRIVE MILL PARK VIC 3082	\$1,080,500	23-Apr-22
5 AUSTRALIS DRIVE MILL PARK VIC 3082	\$1,070,000	07-May-22
102 BLOSSOM PARK DRIVE MILL PARK VIC 3082	\$1,063,000	04-Feb-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: 17 May 2022



**12 DELACOMBE DRIVE MILL PARK
VIC 3082**

Sold Price

^{RS}

\$1,080,500

Sold Date

23-Apr-22



3



2



2

Distance

1.01km



**5 AUSTRALIS DRIVE MILL PARK
VIC 3082**

Sold Price

^{RS}

\$1,070,000

Sold Date

07-May-22



5



3



7

Distance

0.25km



**102 BLOSSOM PARK DRIVE MILL
PARK VIC 3082**

Sold Price

\$1,063,000

Sold Date

04-Feb-22



4



3



2

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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