

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

3 SANDOWN CLOSE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,500

Property type

House

Suburb

Mill Park

Period-from

01 Oct 2021

to

30 Sep 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

7 PHAR LAP CLOSE MILL PARK VIC 3082	\$681,000	16-Jul-22
261 BETULA AVENUE MILL PARK VIC 3082	\$660,000	30-May-22
24 MADIGAN CRESCENT MILL PARK VIC 3082	\$670,000	06-Aug-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.~~

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OBrien

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7 PHAR LAP CLOSE MILL PARK VIC 3082

Sold Price

\$681,000

Sold Date

16-Jul-22

3

1

1

Distance

0.57km



261 BETULA AVENUE MILL PARK VIC 3082

Sold Price

\$660,000

Sold Date

30-May-22

3

1

1

Distance

1.06km



24 MADIGAN CRESCENT MILL PARK VIC 3082

Sold Price

^{RS} **\$670,000**

Sold Date

06-Aug-22

4

1

2

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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