

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 BOYD PLACE 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

\$695,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,600

Property type

House

Suburb

Mill Park

Period-from

01 Nov 2021

to

31 Oct 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

5 CAVALIER COURT EPPING VIC 3076	\$743,500	01-Oct-22
30 HERITAGE DRIVE MILL PARK VIC 3082	\$748,500	28-Oct-22
29 CALENDULA CIRCUIT EPPING VIC 3076	\$750,000	30-Jun-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 November 2022



5 CAVALIER COURT EPPING VIC 3076

Sold Price

^{RS}
\$743,500

Sold Date

01-Oct-22
 4  2  1

Distance

1.25km


30 HERITAGE DRIVE MILL PARK VIC 3082

Sold Price

^{RS}
\$748,500

Sold Date

28-Oct-22
 4  2  2

Distance

1.5km


29 CALENDULA CIRCUIT EPPING VIC 3076

Sold Price

\$750,000

Sold Date

30-Jun-22
 4  2  1

Distance

0.89km
RS = Recent sale

UN = Undisclosed Sale

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