

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

5 SEPTIMUS 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,500

Property type

House

Suburb

Mill Park

Period-from

01 Aug 2021

to

31 Jul 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

8 TENCH COURT MILL PARK VIC 3082	\$716,000	11-Aug-22
3 RAFFINDALE COURT MILL PARK VIC 3082	\$685,000	06-Aug-22
14 BLACKMAN AVENUE MILL PARK VIC 3082	\$710,000	21-May-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: 24 August 2022



8 TENCH COURT MILL PARK VIC 3082

Sold Price

^{RS}

\$716,000

Sold Date

11-Aug-22

 3

 2

 3

Distance

1.94km



3 RAFFINDALE COURT MILL PARK VIC 3082

Sold Price

^{RS}

\$685,000

Sold Date

06-Aug-22

 3

 2

 2

Distance

1.22km



14 BLACKMAN AVENUE MILL PARK VIC 3082

Sold Price

^{RS}

\$710,000

Sold Date

21-May-22

 3

 2

 2

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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