

## 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

36 MILL PARK DRIVE MILL PARK VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$794,500

Property type

House

Suburb

Mill Park

Period-from

01 Jul 2021

to

30 Jun 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

3 KILBORN COURT MILL PARK VIC 3082	\$670,000	07-May-22
4 BIRCH COURT MILL PARK VIC 3082	\$685,000	02-Jul-22
12 PEACOCK CLOSE MILL PARK VIC 3082	\$685,000	12-Jul-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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larry li  
P 0425719692  
M 0425719692  
E larry.li@barryplant.com.au



### 3 KILBORN COURT MILL PARK VIC 3082

Sold Price

**\$670,000**

Sold Date **07-May-22**

 3  2  2

Distance **1.64km**



### 4 BIRCH COURT MILL PARK VIC 3082

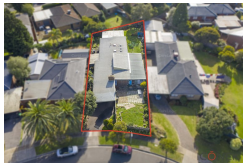
Sold Price

<sup>RS</sup> **\$685,000**

Sold Date **02-Jul-22**

 3  2  2

Distance **1.73km**



### 12 PEACOCK CLOSE MILL PARK VIC 3082

Sold Price

Sold Date **12-Jul-22**

 3  2  2

Distance **1.66km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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