

## 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

12 FRIENDSHIP AVENUE MILL PARK VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$895,000

&

\$945,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 Apr 2023

to

31 Mar 2024

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

6 PIVOT PLACE MILL PARK VIC 3082	\$930,000	23-Mar-24
3 MONEGHETTI WAY MILL PARK VIC 3082	\$920,000	24-Feb-24
27 ARTHUR PHILLIP WAY MILL PARK VIC 3082	\$960,000	28-Oct-23

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: 03 April 2024

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### 6 PIVOT PLACE MILL PARK VIC 3082

 4  2  2

Sold Price

<sup>RS</sup>

**\$930,000**

Sold Date

**23-Mar-24**

Distance

**1.41km**



### 3 MONEGHETTI WAY MILL PARK VIC 3082

 4  2  2

Sold Price

**\$920,000**

Sold Date

**24-Feb-24**

Distance

**1.5km**



### 27 ARTHUR PHILLIP WAY MILL PARK VIC 3082

 4  2  2

Sold Price

**\$960,000**

Sold Date

**28-Oct-23**

Distance

**0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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