

# 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

2/8 Bradley Drive, 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)

Range between

\$530,000

&

\$580,000

### Median sale price

Median price

\$780,000

Property Type

House

Suburb

MILL PARK

Period - From

19/05/2024

to

18/11/2024

Source

price\_finder

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property           | Price     | Date of sale |
|--|-----------|--------------|
| 1 2/2 Romeo Court Mill Park Vic 3082     | \$545,000 | 13/07/2024   |
| 2 11/309 Mcdonalds Road Epping Vic 3076  | \$545,000 | 15/07/2024   |
| 3 3/38 Moorhead Drive Mill Park Vic 3082 | \$532,000 | 06/07/2024   |

This Statement of Information was prepared on:

19/11/2024