

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 Meldrum Avenue 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Mill Park

Period-from

01 May 2020

to

30 Apr 2021

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

4 Wakeful Place Mill Park VIC 3082	\$620,000	05-Mar-21
14 Tenterden Place Mill Park VIC 3082	\$635,000	20-Feb-21
17 Grenda Drive Mill Park VIC 3082	\$620,000	19-Dec-20

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 May 2021



4 Wakeful Place Mill Park VIC 3082 Sold Price ^{RS} **\$620,000** Sold Date **05-Mar-21**

 3  1  2

Distance **0.43km**



14 Tenterden Place Mill Park VIC 3082 Sold Price **\$635,000** Sold Date **20-Feb-21**

 3  1  2

Distance **1.45km**



17 Grenda Drive Mill Park VIC 3082 Sold Price **\$620,000** Sold Date **19-Dec-20**

 3  1  2

Distance **1.81km**

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

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