

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

7 ANCONA DRIVE 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

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 Jun 2022

to

31 May 2023

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

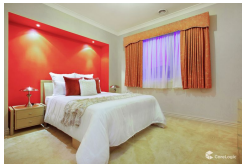
Date of sale

49 ANCONA DRIVE MILL PARK VIC 3082	1129000	20-May-23
9 AUSTRALIS DRIVE MILL PARK VIC 3082	1135000	11-Feb-23
8 WARBURTON COURT MILL PARK VIC 3082	1060000	13-May-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: 07 June 2023



49 ANCONA DRIVE MILL PARK VIC 3082 Sold Price

^{RS} **1129000** Sold Date **20-May-23**

5 3 2

Distance **0.21km**



9 AUSTRALIS DRIVE MILL PARK VIC 3082 Sold Price

1135000 Sold Date **11-Feb-23**

4 2 2

Distance **0.42km**



8 Warburton Court Mill Park VIC 3082 Sold Price

^{RS} **1060000** Sold Date **13-May-23**

4 2 4

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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