

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

5 NORLAND COURT 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,888

Property type

House

Suburb

Mill Park

Period-from

01 Oct 2023

to

30 Sep 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

13 CHEVIOT DRIVE MILL PARK VIC 3082	1007000	11-May-24
8 DELACOMBE DRIVE MILL PARK VIC 3082	1080000	01-Jun-24
392 PLENTY ROAD MILL PARK VIC 3082	1075000	21-Sep-24

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: 20 October 2024



13 CHEVIOT DRIVE MILL PARK VIC 3082

Sold Price

1007000

Sold Date

11-May-24

 4  2  2

Distance

0.64km



8 DELACOMBE DRIVE MILL PARK VIC 3082

Sold Price

1080000

Sold Date

01-Jun-24

 5  2  2

Distance

0.85km



392 PLENTY ROAD MILL PARK VIC 3082

Sold Price

^{RS} **1075000** ^{UN}

Sold Date

21-Sep-24

 4  2  2

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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