STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 RANDELL COURT, MILL PARK, VIC







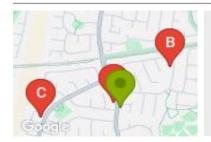
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$725,000

Provided by: Daniel Nardella , Ray White Mill Park

MEDIAN SALE PRICE



MILL PARK, VIC, 3082

Suburb Median Sale Price (House)

\$785,500

01 July 2024 to 31 December 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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



65 PINDARI AVE, MILL PARK, VIC 3082







Sale Price

\$770,000

Sale Date: 18/10/2024

Distance from Property: 56m





46 ROMANO AVE, MILL PARK, VIC 3082







Sale Price

\$767,000

Sale Date: 24/08/2024

Distance from Property: 439m





79 PRINCE OF WALES AVE, MILL PARK, VIC







Sale Price

\$755.000

Sale Date: 21/09/2024

Distance from Property: 524m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

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|-----------------------------|-----------------|---------|-----|------|
|-----------------------------|-----------------|---------|-----|------|

| Address Including suburb and postcode | 19 RANDELL COURT, MILL PARK, VIC 3082 | |
|---|---------------------------------------|--|
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Indicative selling price

| | | | | | consumer.vic. | | / | |
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| Single Price: | \$725,000 |
|---------------|-----------|
| Single Price: | \$725,000 |

Median sale price

| Median price | \$785,500 Property type | | House | Suburb | MILL PARK |
|--------------|----------------------------------|--|--------|-------------|-----------|
| Period | 01 July 2024 to 31 December 2024 | | Source | pricefinder | |

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|-----------|--------------|
| 65 PINDARI AVE, MILL PARK, VIC 3082 | \$770,000 | 18/10/2024 |
| 46 ROMANO AVE, MILL PARK, VIC 3082 | \$767,000 | 24/08/2024 |
| 79 PRINCE OF WALES AVE, MILL PARK, VIC 3082 | \$755,000 | 21/09/2024 |

This Statement of Information was prepared on:

13/01/2025

