

## 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

39 Maybury Drive Mill Park VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Mill Park

Period-from

01 Jun 2019

to

31 May 2020

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

6 Laver Court Mill Park VIC 3082	\$745,000	11-Mar-20
32 Mill Park Drive Mill Park VIC 3082	\$730,000	04-May-20
1 Pisani Court Mill Park VIC 3082	\$715,000	20-Jun-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: 26 June 2020



**6 Laver Court Mill Park VIC 3082**

Sold Price

**\$745,000**

Sold Date

**11-Mar-20**

 4  2  2

Distance

**1.63km**



**32 Mill Park Drive Mill Park VIC 3082**

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date

**04-May-20**

 4  2  2

Distance

**1.09km**



**1 Pisani Court Mill Park VIC 3082**

Sold Price

<sup>RS</sup> **\$715,000**

Sold Date

**20-Jun-20**

 3  2  2

Distance

**1.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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