

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

1/8 Orsett 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

\$499,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Apr 2019

to

31 Mar 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

2/5 Royston Close Mill Park VIC 3082	\$470,000	29-Feb-20
1/15 Crampton Crescent Mill Park VIC 3082	\$481,000	16-Oct-19
1/25 Pickworth Drive Mill Park VIC 3082	\$497,000	21-Sep-19

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: 01 April 2020



2/5 Royston Close Mill Park VIC 3082

 2  1  1

Sold Price

^{RS} **\$470,000** Sold Date **29-Feb-20**

Distance **0.17km**



1/15 Crampton Crescent Mill Park VIC 3082

 2  1  1

Sold Price

\$481,000 Sold Date **16-Oct-19**

Distance **1.34km**



1/25 Pickworth Drive Mill Park VIC 3082

 2  1  1

Sold Price

\$497,000 Sold Date **21-Sep-19**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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