

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

2/18 COVENTRY CRESCENT 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

\$640,000

&

\$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Apr 2023

to

31 Mar 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

1 RIBBON COURT MILL PARK VIC 3082	691000	09-Dec-23
1 MAYBURY DRIVE MILL PARK VIC 3082	681000	09-Dec-23
1/84 MILL PARK DRIVE MILL PARK VIC 3082	650000	28-Oct-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: 06 April 2024



1 RIBBON COURT MILL PARK VIC 3082

Sold Price

691000 Sold Date **09-Dec-23**

2 1 1

Distance **1.9km**



1 MAYBURY DRIVE MILL PARK VIC 3082

Sold Price

681000 Sold Date **09-Dec-23**

3 1 1

Distance **1.3km**



1/84 MILL PARK DRIVE MILL PARK VIC 3082

Sold Price

650000 Sold Date **28-Oct-23**

3 2 1

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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