

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

18 Bottlebrush Drive 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

\$1,295,000

&

\$1,395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Mill Park

Period-from

01 Dec 2020

to

30 Nov 2021

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

12 Parkhill Crescent Mill Park VIC 3082	\$1,350,000	27-Nov-21
91 Blossom Park Drive Mill Park VIC 3082	\$1,320,000	22-Oct-21
21 Azalea Avenue Mill Park VIC 3082	\$1,342,000	08-Oct-21

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: 17 December 2021



12 Parkhill Crescent Mill Park VIC 3082

Sold Price

^{RS} **\$1,350,000**

Sold Date

27-Nov-21

 5

 2

 2

Distance

0.37km



91 Blossom Park Drive Mill Park VIC 3082

Sold Price

^{RS} **\$1,320,000**

Sold Date

22-Oct-21

 4

 3

 4

Distance

1.31km



21 Azalea Avenue Mill Park VIC 3082

Sold Price

\$1,342,000

Sold Date

08-Oct-21

 3

 2

 4

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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