

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

8 Carroll Crescent, Mill Park Vic 3082

Indicative selling price

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

Range between \$695,000

&

\$764,500

Median sale price

Median price \$765,000

Property Type House

Suburb Mill Park

Period - From 01/07/2023

to

30/09/2023

Source REIV

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 six 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	11 Hawkes Dr MILL PARK 3082	\$765,000	06/07/2023
2	60 Narina Way EPPING 3076	\$707,000	24/06/2023
3	18 Monterey Ct MILL PARK 3082	\$690,000	27/05/2023

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 six months.~~

This Statement of Information was prepared on:

26/10/2023 12:29



3 2 1

Property Type: House (Res)

Land Size: 601 sqm approx

Agent Comments

Indicative Selling Price

\$695,000 - \$764,500

Median House Price

September quarter 2023: \$765,000

Comparable Properties



11 Hawkes Dr MILL PARK 3082 (REI)

Agent Comments

3 2 2

Price: \$765,000

Method: Private Sale

Date: 06/07/2023

Property Type: House

Land Size: 619.60 sqm approx



60 Narina Way EPPING 3076 (REI)

Agent Comments

3 1 -

Price: \$707,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)



18 Monterey Ct MILL PARK 3082 (REI)

Agent Comments

3 2 4

Price: \$690,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 606 sqm approx