

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

3 ESSUE 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

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Mill Park

Period-from

01 Apr 2024

to

31 Mar 2025

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

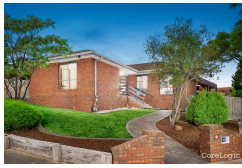
Date of sale

| | | |
|--------------------------------------|-----------|-----------|
| 19 RANDELL COURT MILL PARK VIC 3082 | \$700,000 | 20-Feb-25 |
| 27 BOWMAN DRIVE MILL PARK VIC 3082 | \$670,000 | 18-Nov-24 |
| 1 CENTENARY DRIVE MILL PARK VIC 3082 | \$715,000 | 07-Dec-24 |

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: 02 April 2025



**19 RANDELL COURT MILL PARK
VIC 3082**

 3  2  4

Sold Price **\$700,000** Sold Date **20-Feb-25**

Distance **0.42km**



**27 BOWMAN DRIVE MILL PARK
VIC 3082**

 3  1  2

Sold Price **\$670,000** Sold Date **18-Nov-24**

Distance **1.02km**



**1 CENTENARY DRIVE MILL PARK
VIC 3082**

 3  1  2

Sold Price **\$715,000** Sold Date **07-Dec-24**

Distance **1.3km**

RS = Recent sale UN = Undisclosed Sale

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