

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

3/97 Manning Clark Road 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,000

Property type

Unit

Suburb

Mill Park

Period-from

01 May 2019

to

30 Apr 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

5 Stillman Drive Mill Park VIC 3082	\$440,000	07-Dec-19
5/38 Moorhead Drive Mill Park VIC 3082	\$457,500	14-Mar-20
1/1 Kellaway Crescent Mill Park VIC 3082	\$467,000	05-Oct-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: 19 May 2020



5 Stillman Drive Mill Park VIC 3082

Sold Price

\$440,000

Sold Date

07-Dec-19
 2
 1
 1

Distance

0.83km


5/38 Moorhead Drive Mill Park VIC 3082

Sold Price

^{RS} **\$457,500**

Sold Date

14-Mar-20
 2
 1
 2

Distance

1.24km


1/1 Kellaway Crescent Mill Park VIC 3082

Sold Price

\$467,000

Sold Date

05-Oct-19
 2
 2
 1

Distance

1.25km
RS = Recent sale

UN = Undisclosed Sale

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