

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

7 Moore Close 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

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,000

Property type

House

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

2 Clement Court Mill Park VIC 3082	\$701,000	22-Feb-20
73 Prince Of Wales Avenue Mill Park VIC 3082	\$730,000	15-Feb-20
8 Stanton Place Mill Park VIC 3082	\$700,000	15-Feb-20

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: 07 May 2020



2 Clement Court Mill Park VIC 3082 Sold Price **\$701,000** Sold Date **22-Feb-20**

 3  2  2

Distance **0.67km**



73 Prince Of Wales Avenue Mill Park VIC 3082 Sold Price ^{RS} **\$730,000** Sold Date **15-Feb-20**

 3  2  2

Distance **0.68km**



8 Stanton Place Mill Park VIC 3082 Sold Price **\$700,000** Sold Date **15-Feb-20**

 4  2  2

Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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