

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

1/8 ORSETT 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Feb 2024

to

31 Jan 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

2/1 FOWLER COURT MILL PARK VIC 3082	\$601,000	19-Oct-24
18/215 BETULA AVENUE MILL PARK VIC 3082	\$570,000	12-Oct-24
1/12 MILL PARK DRIVE MILL PARK VIC 3082	\$585,000	13-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: 26 February 2025

**2/1 FOWLER COURT MILL PARK
VIC 3082**

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Sold Price **\$601,000** Sold Date **19-Oct-24**Distance **1.77km****18/215 BETULA AVENUE MILL
PARK VIC 3082**

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Sold Price **\$570,000** Sold Date **12-Oct-24**Distance **0.38km****1/12 MILL PARK DRIVE MILL PARK
VIC 3082**

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Sold Price **\$585,000** Sold Date **13-Dec-24**Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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