

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

4 MAWSON 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

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Mill Park

Period-from

01 May 2022

to

30 Apr 2023

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

3 SILVERTOP COURT MILL PARK VIC 3082	\$640,000	23-Dec-22
1 ROE WAY MILL PARK VIC 3082	\$650,500	29-Jun-22
29 MANNING CLARK ROAD MILL PARK VIC 3082	\$595,000	11-Feb-23

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.~~

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**3 SILVERTOP COURT MILL PARK
VIC 3082**

3 2 1

Sold Price

\$640,000

Sold Date

23-Dec-22

Distance

0.3km



1 ROE WAY MILL PARK VIC 3082

3 1 2

Sold Price

\$650,500

Sold Date

29-Jun-22

Distance

1.74km



**29 MANNING CLARK ROAD MILL
PARK VIC 3082**

3 2 2

Sold Price

\$595,000

Sold Date

11-Feb-23

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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