

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

12 Kenthurst 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,200

Property type

House

Suburb

Mill Park

Period-from

01 Sep 2018

to

31 Aug 2019

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

4 Varga Close Mill Park VIC 3082	\$705,000	06-Apr-19
99 Morang Drive Mill Park VIC 3082	\$670,500	25-May-19
37 Centenary Drive Mill Park VIC 3082	\$628,000	13-Apr-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: 16 September 2019

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4 Varga Close Mill Park VIC 3082

Sold Price

\$705,000

Sold Date

06-Apr-19

 5  3  2

Distance

0.5km



99 Morang Drive Mill Park VIC 3082

Sold Price

\$670,500

Sold Date

25-May-19

 4  2  2

Distance

0.79km



37 Centenary Drive Mill Park VIC 3082

Sold Price

\$628,000

Sold Date

13-Apr-19

 4  2  2

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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