

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 Strickland Avenue 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

House

Suburb

Mill Park

Period-from

01 Sep 2020

to

31 Aug 2021

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 Bronsdon Court Mill Park VIC 3082	\$710,000	17-Jul-21
8 Essue Court Mill Park VIC 3082	\$655,555	13-Jul-21
66 Romano Avenue Mill Park VIC 3082	\$670,000	19-Jun-21

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: 24 September 2021



5 Bronsdon Court Mill Park VIC 3082

 3  1  1

Sold Price

\$710,000

Sold Date

17-Jul-21

Distance

1.53km



8 Essue Court Mill Park VIC 3082

 3  1  6

Sold Price

\$655,555

Sold Date

13-Jul-21

Distance

1.54km



66 Romano Avenue Mill Park VIC 3082

 3  1  1

Sold Price

\$670,000

Sold Date

19-Jun-21

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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