

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

27 Mockridge Drive 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

&

\$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,750

Property type

House

Suburb

Mill Park

Period-from

01 Jan 2021

to

31 Dec 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

17 Whitfield Court Mill Park VIC 3082	\$807,500	17-Oct-21
59 Redleap Avenue Mill Park VIC 3082	\$768,000	11-Dec-21
37 Hurlstone Crescent Mill Park VIC 3082	\$801,000	20-Nov-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: 18 January 2022



17 Whitfield Court Mill Park VIC 3082

Sold Price

^{RS} **\$807,500**

Sold Date

17-Oct-21

 3  2  2

Distance

0.21km



59 Redleap Avenue Mill Park VIC 3082

Sold Price

^{RS} **\$768,000**

Sold Date

11-Dec-21

 3  2  4

Distance

1.2km



37 Hurlstone Crescent Mill Park VIC 3082

Sold Price

^{RS} **\$801,000**

Sold Date

20-Nov-21

 3  2  2

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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