

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

3 Westleigh 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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Mill Park

Period-from

01 Mar 2020

to

28 Feb 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

3 Pollock Drive Mill Park VIC 3082	\$750,000	20-Feb-21
2 Carbon Crescent Mill Park VIC 3082	\$720,500	05-Dec-20
5 Hinkler Drive Mill Park VIC 3082	\$715,000	28-Nov-20

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: 20 March 2021



3 Pollock Drive Mill Park VIC 3082

Sold Price

^{RS} **\$750,000**

Sold Date

20-Feb-21

 3  2  2

Distance

1.77km



2 Carbon Crescent Mill Park VIC 3082

Sold Price

^{RS} **\$720,500**

Sold Date

05-Dec-20

 3  2  3

Distance

1.1km



5 Hinkler Drive Mill Park VIC 3082

Sold Price

\$715,000

Sold Date

28-Nov-20

 3  2  4

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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