

## 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 Landy Close Mill Park VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$455,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Mill Park

Period-from

01 Nov 2018

to

31 Oct 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

1/15 Crampton Crescent Mill Park VIC 3082	\$481,000	22-Oct-19
1/1 Kellaway Crescent Mill Park VIC 3082	\$467,000	05-Oct-19
38 Carroll Crescent Mill Park VIC 3082	\$467,500	31-Aug-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: 11 November 2019



**1/15 Crampton Crescent Mill Park VIC 3082**

Sold Price

**\$481,000**

Sold Date

**22-Oct-19**

 2

 1

 1

Distance

**0.86km**



**1/1 Kellaway Crescent Mill Park VIC 3082**

Sold Price

**\$467,000<sup>UN</sup>**

Sold Date

**05-Oct-19**

 2

 2

 1

Distance

**0.98km**



**38 Carroll Crescent Mill Park VIC 3082**

Sold Price

**\$467,500**

Sold Date

**31-Aug-19**

 2

 1

 1

Distance

**1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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