

## 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 AJAX COURT 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

\$820,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$794,500

Property type

House

Suburb

Mill Park

Period-from

01 Jul 2021

to

30 Jun 2022

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

9 APSLEY COURT MILL PARK VIC 3082	\$850,000	01-Apr-22
2 COVENTRY CRESCENT MILL PARK VIC 3082	\$830,000	04-Jun-22
42 THOMPSON CIRCUIT MILL PARK VIC 3082	\$860,000	09-Apr-22

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 July 2022



**9 APSLEY COURT MILL PARK VIC 3082**

 4  2  2

Sold Price

**\$850,000**

Sold Date

**01-Apr-22**

Distance

**0.3km**



**2 COVENTRY CRESCENT MILL PARK VIC 3082**

 4  2  6

Sold Price

<sup>RS</sup> **\$830,000**

Sold Date

**04-Jun-22**

Distance

**0.55km**



**42 THOMPSON CIRCUIT MILL PARK VIC 3082**

 4  2  4

Sold Price

**\$860,000**

Sold Date

**09-Apr-22**

Distance

**1.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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