

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

2 Dorman 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

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Mill Park

Period-from

01 Nov 2019

to

31 Oct 2020

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 Boyle Crescent Mill Park VIC 3082	\$692,000	07-Nov-20
2 Whitfield Court Mill Park VIC 3082	\$715,000	18-Jul-20
9 Dorman Court Mill Park VIC 3082	\$730,000	27-Jun-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: 25 November 2020



1 Boyle Crescent Mill Park VIC 3082 Sold Price ^{RS} **\$692,000** Sold Date **07-Nov-20**

 4  2  2

Distance **1.96km**



2 Whitfield Court Mill Park VIC 3082 Sold Price **\$715,000** Sold Date **18-Jul-20**

 4  2  2

Distance **1.13km**



9 Dorman Court Mill Park VIC 3082 Sold Price **\$730,000** Sold Date **27-Jun-20**

 4  2  4

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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