

## 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 Henry Cable 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

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$723,750

Property type

House

Suburb

Mill Park

Period-from

01 Nov 2020

to

31 Oct 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 60 Heritage Drive Mill Park VIC 3082      | \$750,000 | 21-Sep-21 |
| 1 Roycroft Avenue Mill Park VIC 3082      | \$765,000 | 13-Nov-21 |
| 130 Garden Grove Drive Mill Park VIC 3082 | \$760,000 | 17-Sep-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.~~

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**60 Heritage Drive Mill Park VIC 3082**

 3  2  4

Sold Price <sup>RS</sup> **\$750,000** <sup>UN</sup> Sold Date **21-Sep-21**

Distance **0.54km**



**1 Roycroft Avenue Mill Park VIC 3082**

 4  2  4

Sold Price <sup>RS</sup> **\$765,000** Sold Date **13-Nov-21**

Distance **1.71km**



**130 Garden Grove Drive Mill Park VIC 3082**

 3  2  2

Sold Price **\$760,000** Sold Date **17-Sep-21**

Distance **1.87km**

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

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