

## 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

1 Lady Penrhyn Avenue 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Mill Park

Period-from

01 Jun 2019

to

31 May 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 Heroic Court Mill Park VIC 3082	\$705,000	22-May-20
4 Flemington Drive Mill Park VIC 3082	\$700,000	18-May-20
6 Thompson Circuit Mill Park VIC 3082	\$685,000	17-Apr-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: 15 June 2020



**1 Heroic Court Mill Park VIC 3082**

Sold Price

<sup>RS</sup> **\$705,000** Sold Date **22-May-20**

 4  2  2

Distance **1.73km**



**4 Flemington Drive Mill Park VIC 3082**

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **18-May-20**

 4  2  2

Distance **1.61km**



**6 Thompson Circuit Mill Park VIC 3082**

Sold Price

<sup>RS</sup> **\$685,000** Sold Date **17-Apr-20**

 4  2  2

Distance **0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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