

## 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

2/2 Pearl 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

\$470,000

&

\$517,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$467,000

Property type

Unit

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

|  |           |           |
|--|-----------|-----------|
| 1A Golf Links Drive Mill Park VIC 3082 | \$490,000 | 07-Mar-20 |
| 4/4 Stillman Drive Mill Park VIC 3082  | \$490,000 | 21-Mar-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: 10 June 2020



**1A Golf Links Drive Mill Park VIC 3082**

 3  1  1

Sold Price

**\$490,000**

Sold Date **07-Mar-20**

Distance **0.99km**



**4/4 Stillman Drive Mill Park VIC 3082**

 3  1  2

Sold Price

Sold Date **21-Mar-20**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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