

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

11 MATTHEWS 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 May 2022

to

30 Apr 2023

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 MADIGAN CRESCENT MILL PARK VIC 3082	702000	17-Dec-22
191 CHILDS ROAD MILL PARK VIC 3082	720000	19-Dec-22
29 STRICKLAND AVENUE MILL PARK VIC 3082	735000	15-Apr-23

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: 18 May 2023



9 MADIGAN CRESCENT MILL PARK VIC 3082

Sold Price

702000

Sold Date

17-Dec-22



4



2



2

Distance

0.64km



191 CHILDS ROAD MILL PARK VIC 3082

Sold Price

720000

Sold Date

19-Dec-22



3



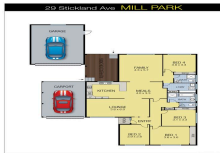
2



2

Distance

0.85km



29 STRICKLAND AVENUE MILL PARK VIC 3082

Sold Price

^{RS}**735000**

Sold Date

15-Apr-23



4



2



2

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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