

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

1/15 Allwyn Crescent 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

Mill Park

Period-from

01 Jan 2021

to

31 Dec 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

1 Eccles Close Mill Park VIC 3082	\$570,000	02-Aug-21
1/2 Rule Close Mill Park VIC 3082	\$550,000	04-Dec-21
21 Manning Clark Road Mill Park VIC 3082	\$530,000	17-Jul-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.~~

This Statement of Information was prepared on: 11 January 2022



1 Eccles Close Mill Park VIC 3082

Sold Price

\$570,000

Sold Date

02-Aug-21

 3  1  1

Distance

1.35km



1/2 Rule Close Mill Park VIC 3082

Sold Price

^{RS} **\$550,000**

Sold Date

04-Dec-21

 3  1  1

Distance

0.25km



21 Manning Clark Road Mill Park VIC 3082

Sold Price

\$530,000

Sold Date

17-Jul-21

 3  1  2

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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