

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

9 Burnett 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

\$685,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,200

Property type

House

Suburb

Mill Park

Period-from

01 Sep 2018

to

31 Aug 2019

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

5 Layton Place Mill Park VIC 3082	\$726,250	14-Sep-19
11 Carroll Crescent Mill Park VIC 3082	\$691,000	10-Aug-19
2 Hartley Court Mill Park VIC 3082	\$709,000	29-Jul-19

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: 23 September 2019



5 Layton Place Mill Park VIC 3082

Sold Price

^{RS}

\$726,250

Sold Date

14-Sep-19



4



2



1

Distance

1.64km



11 Carroll Crescent Mill Park VIC 3082

Sold Price

^{RS}

\$691,000

Sold Date

10-Aug-19



4



2



2

Distance

1.99km



2 Hartley Court Mill Park VIC 3082

Sold Price

^{RS}

\$709,000

Sold Date

29-Jul-19



4



2



2

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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