

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 HODDLE 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Mill Park

Period-from

01 Jul 2022

to

30 Jun 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

4 PERROTT COURT MILL PARK VIC 3082	\$890,000	15-May-23
34 DUNLOP CRESCENT MILL PARK VIC 3082	\$874,000	29-Apr-23
9 KIERNAN CLOSE MILL PARK VIC 3082	\$888,000	20-May-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.~~

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4 PERROTT COURT MILL PARK VIC 3082 Sold Price ^{RS} **\$890,000** ^{UN} Sold Date **15-May-23**

3 2 3

Distance **0.2km**



34 DUNLOP CRESCENT MILL PARK VIC 3082 Sold Price **\$874,000** Sold Date **29-Apr-23**

4 2 2

Distance **0.96km**



9 KIERNAN CLOSE MILL PARK VIC 3082 Sold Price **\$888,000** Sold Date **20-May-23**

5 2 2

Distance **0.99km**

RS = Recent sale **UN** = Undisclosed Sale

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