

## 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

29 Vanbrook Drive 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Mill Park

Period-from

01 Jul 2019

to

30 Jun 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

|  |           |           |
|--|-----------|-----------|
| 14 Homestead Place Mill Park VIC 3082  | \$816,000 | 20-Jun-20 |
| 10 Ancona Drive Mill Park VIC 3082     | \$800,000 | 13-Jun-20 |
| 10 Telopea Crescent Mill Park VIC 3082 | \$810,000 | 14-May-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: 13 July 2020



**14 Homestead Place Mill Park VIC 3082**

Sold Price

<sup>RS</sup> **\$816,000** Sold Date **20-Jun-20**

 4  2  2

Distance **1.87km**



**10 Ancona Drive Mill Park VIC 3082**

Sold Price

<sup>RS</sup> **\$800,000** Sold Date **13-Jun-20**

 3  2  2

Distance **0.82km**



**10 Telopea Crescent Mill Park VIC 3082**

Sold Price

<sup>RS</sup> **\$810,000** Sold Date **14-May-20**

 4  2  2

Distance **1.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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