

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

13/2 Stillman Drive 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

\$489,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Jun 2019

to

31 May 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

4/4 Stillman Drive Mill Park VIC 3082	\$490,000	21-Mar-20
5/38 Moorhead Drive Mill Park VIC 3082	\$457,500	14-Mar-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: 14 June 2020

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4/4 Stillman Drive Mill Park VIC 3082

 3  1  2

Sold Price **\$490,000** Sold Date **21-Mar-20**

Distance **0.08km**



5/38 Moorhead Drive Mill Park VIC 3082

 2  1  2

Sold Price **\$457,500** Sold Date **14-Mar-20**

Distance **1.42km**

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

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