

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

3 Underwood Close 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

\$590,000

&

\$645,000

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

| | | |
|--|-----------|-----------|
| 3 Randell Court Mill Park VIC 3082 | \$625,000 | 18-Sep-19 |
| 26 Kellaway Crescent Mill Park VIC 3082 | \$642,500 | 21-Sep-19 |
| 48 Manning Clark Road Mill Park VIC 3082 | \$632,500 | 01-May-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.~~

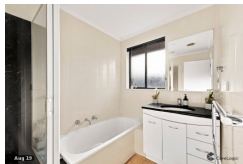
This Statement of Information was prepared on: 30 September 2019



3 Randell Court Mill Park VIC 3082 Sold Price **\$625,000** Sold Date **18-Sep-19**

 3  1  1

Distance **0.26km**



26 Kellaway Crescent Mill Park VIC 3082 Sold Price ^{RS} **\$642,500** Sold Date **21-Sep-19**

 3  1  4

Distance **0.52km**



48 Manning Clark Road Mill Park VIC 3082 Sold Price **\$632,500** Sold Date **01-May-19**

 3  2  2

Distance **0.54km**

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

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