

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

1/6 BLUEGUM 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 Dec 2023

to

30 Nov 2024

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

1/4 CLEMENT COURT MILL PARK VIC 3082	\$630,000	12-Sep-24
3 PULFORD CRESCENT MILL PARK VIC 3082	\$671,000	05-Oct-24

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 December 2024



**1/4 CLEMENT COURT MILL PARK
VIC 3082**

3 1 2

Sold Price **\$630,000** Sold Date **12-Sep-24**

Distance **2.25km**



**3 PULFORD CRESCENT MILL PARK
VIC 3082**

3 1 2

Sold Price ^{RS} **\$671,000** Sold Date **05-Oct-24**

Distance **2.19km**

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

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