

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

8/4 RIVERGUM 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

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Mill Park

Period-from

01 May 2023

to

30 Apr 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

1A FARRER COURT MILL PARK VIC 3082	\$650,000	03-Jun-23
1/13 PERROTT COURT MILL PARK VIC 3082	\$635,000	04-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.

This Statement of Information was prepared on: 11 May 2024

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1A FARRER COURT MILL PARK VIC 3082 Sold Price **\$650,000** Sold Date **03-Jun-23**

 2  2  1

Distance **0.34km**



1/13 PERROTT COURT MILL PARK VIC 3082 Sold Price **\$635,000** Sold Date **04-May-23**

 3  1  1

Distance **0.57km**

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

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