

## 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

81 Buckmaster 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$684,000

Property type

House

Suburb

Mill Park

Period-from

01 Oct 2019

to

30 Sep 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

3 Corrigan Place Mill Park VIC 3082	\$695,000	15-Aug-20
2 Whitfield Court Mill Park VIC 3082	\$715,000	18-Jul-20
43 Buckmaster Drive Mill Park VIC 3082	\$650,000	23-Jun-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 October 2020



**3 Corrigan Place Mill Park VIC 3082** Sold Price <sup>RS</sup> **\$695,000** Sold Date **15-Aug-20**

 4  2  2

Distance **0.58km**



**2 Whitfield Court Mill Park VIC 3082** Sold Price <sup>RS</sup> **\$715,000** Sold Date **18-Jul-20**

 4  2  2

Distance **1.39km**



**43 Buckmaster Drive Mill Park VIC 3082** Sold Price **\$650,000** Sold Date **23-Jun-20**

 4  2  2

Distance **0.36km**

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

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