

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

4 Alba 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

\$1,400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

House

Suburb

Mill Park

Period-from

01 Oct 2020

to

30 Sep 2021

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

100 Telopea Crescent Mill Park VIC 3082	\$1,330,000	27-May-21
21 Incana Drive Mill Park VIC 3082	\$1,350,000	24-Apr-21

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: 01 October 2021



100 Telopea Crescent Mill Park VIC 3082

Sold Price

\$1,330,000

Sold Date

27-May-21



4



2



2

Distance

0.08km



21 Incana Drive Mill Park VIC 3082

Sold Price

\$1,350,000

Sold Date

24-Apr-21



5



3



2

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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