

## 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

36 Hurlstone Crescent 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

\$715,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Mill Park

Period-from

01 Nov 2019

to

31 Oct 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 13 Buckmaster Drive Mill Park VIC 3082   | \$720,000 | 22-Oct-20 |
| 41 Thompson Circuit Mill Park VIC 3082   | \$717,000 | 21-Aug-20 |
| 23 Arthur Phillip Way Mill Park VIC 3082 | \$716,000 | 31-Oct-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: 02 November 2020



**13 Buckmaster Drive Mill Park VIC 3082**

 3  2  2

Sold Price

<sup>RS</sup> **\$720,000** Sold Date **22-Oct-20**

Distance **1.04km**



**41 Thompson Circuit Mill Park VIC 3082**

 3  2  4

Sold Price

<sup>RS</sup> **\$717,000** Sold Date **21-Aug-20**

Distance **1.29km**



**23 Arthur Phillip Way Mill Park VIC 3082**

 3  2  2

Sold Price

<sup>RS</sup> **\$716,000** Sold Date **31-Oct-20**

Distance **1.83km**

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

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