

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

8/45 Ancona 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Mar 2020

to

28 Feb 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

2/5 Romeo Court Mill Park VIC 3082	\$540,000	30-Jan-21
2 Pivot Place Mill Park VIC 3082	\$520,000	07-Oct-20
4/4 Rivergum Drive Mill Park VIC 3082	\$520,000	09-Jan-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: 25 March 2021



2/5 Romeo Court Mill Park VIC 3082

 3  1  2

Sold Price **\$540,000** Sold Date **30-Jan-21**

Distance **0.59km**



2 Pivot Place Mill Park VIC 3082

 3  1  1

Sold Price **\$520,000** Sold Date **07-Oct-20**

Distance **1.21km**



4/4 Rivergum Drive Mill Park VIC 3082

 3  2  1

Sold Price

Sold Date **09-Jan-21**

Distance **0.67km**

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

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