

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

3 Olea 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

or range
between

\$925,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Mill Park

Period-from

01 Jun 2020

to

31 May 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

6 Mirbelia Crescent Mill Park VIC 3082	\$1,025,000	13-Apr-21
4 Hilliana Waters Mill Park VIC 3082	\$952,000	27-Mar-21
6 Montana Way Mill Park VIC 3082	\$980,000	13-Mar-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: 28 June 2021



6 Mirbelia Crescent Mill Park VIC 3082

Sold Price **\$1,025,000^{UN}** Sold Date **13-Apr-21**

 4  2  2

Distance **0.28km**



4 Hilliana Waters Mill Park VIC 3082

Sold Price **\$952,000** Sold Date **27-Mar-21**

 4  2  2

Distance **0.86km**



6 Montana Way Mill Park VIC 3082

Sold Price **^{RS}\$980,000** Sold Date **13-Mar-21**

 4  2  5

Distance **0.64km**

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

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