

# 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

376 Plenty Road, 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)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$793,500

Property Type House

Suburb Mill Park

Period - From 01/04/2023

to

30/06/2023

Source REIV

### 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 six 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 |
|---|---------------------------------|-------------|--------------|
| 1 | 2 Latham CI MILL PARK 3082      | \$1,186,600 | 19/04/2023   |
| 2 | 20 Stockdale Way MILL PARK 3082 | \$1,163,000 | 17/06/2023   |
| 3 | 10 Redgum Ct MILL PARK 3082     | \$1,160,000 | 22/04/2023   |

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 six months.~~

This Statement of Information was prepared on:

28/09/2023 11:15



 4  2  2

**Property Type:** House

**Land Size:** 802 sqm approx

**Agent Comments**

## Comparable Properties



**2 Latham CI MILL PARK 3082 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,186,600

**Method:** Private Sale

**Date:** 19/04/2023

**Property Type:** House

**Land Size:** 651 sqm approx



**20 Stockdale Way MILL PARK 3082 (REI/VG)**

**Agent Comments**

 4  2  6

**Price:** \$1,163,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 617 sqm approx



**10 Redgum Ct MILL PARK 3082 (REI/VG)**

**Agent Comments**

 4  2  6

**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** House (Res)

**Land Size:** 636 sqm approx