

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

5 WHITFIELD 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

\$665,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,500

Property type

House

Suburb

Mill Park

Period-from

01 May 2021

to

30 Apr 2022

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

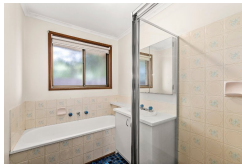
Date of sale

3 KILBORN COURT MILL PARK VIC 3082	\$670,000	07-May-22
18 MELDRUM AVENUE MILL PARK VIC 3082	\$730,000	18-Dec-21
11 BUTLER PLACE MILL PARK VIC 3082	\$721,000	26-Feb-22

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: 26 May 2022



3 KILBORN COURT MILL PARK VIC 3082

Sold Price

^{RS}

\$670,000

Sold Date

07-May-22

 3

 2

 2

Distance

0.35km



18 MELDRUM AVENUE MILL PARK VIC 3082

Sold Price

\$730,000

Sold Date

18-Dec-21

 3

 2

 2

Distance

1.54km



11 BUTLER PLACE MILL PARK VIC 3082

Sold Price

\$721,000

Sold Date

26-Feb-22

 3

 2

 1

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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