

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 HINKLER 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

\$660,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,000

Property type

House

Suburb

Mill Park

Period-from

01 Sep 2023

to

31 Aug 2024

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

4 BURNETT COURT MILL PARK VIC 3082	\$595,000	23-Mar-24
22A MOORHEAD DRIVE MILL PARK VIC 3082	\$645,000	22-May-24
12A CHRISTIE AVENUE MILL PARK VIC 3082	\$795,000	24-Aug-24

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.~~

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4 BURNETT COURT MILL PARK VIC 3082 Sold Price **\$595,000** Sold Date **23-Mar-24**

 3  2  1

Distance **0.15km**



22A MOORHEAD DRIVE MILL PARK VIC 3082 Sold Price **\$645,000** Sold Date **22-May-24**

 3  2  1

Distance **0.25km**



12A CHRISTIE AVENUE MILL PARK VIC 3082 Sold Price ^{RS} **\$795,000** Sold Date **24-Aug-24**

 3  2  1

Distance **0.74km**

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

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