

## 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

131 CENTENARY DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 Dec 2023

to

30 Nov 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

295 CHILDS ROAD MILL PARK VIC 3082	\$672,500	14-Sep-24
2 MORANG DRIVE MILL PARK VIC 3082	\$665,000	18-Oct-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.

This Statement of Information was prepared on: 14 December 2024

**295 CHILDS ROAD MILL PARK VIC  
3082**

Sold Price

**\$672,500**

Sold Date

**14-Sep-24**

3 1 4

Distance

**1.58km****2 MORANG DRIVE MILL PARK VIC  
3082**

Sold Price

**\$665,000**

Sold Date

**18-Oct-24**

3 1 -

Distance

**1.63km**

RS = Recent sale

UN = Undisclosed Sale

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