

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

30 KONRADS CRESCENT 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

&

\$720,000

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

112 ROYCROFT AVENUE MILL PARK VIC 3082	\$719,500	09-Sep-24
9 WINTER COURT MILL PARK VIC 3082	\$730,000	18-May-24
6 CANARY COURT MILL PARK VIC 3082	\$704,500	23-May-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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**112 ROYCROFT AVENUE MILL
PARK VIC 3082**

 3  2  2

Sold Price

^{RS}

\$719,500

Sold Date

09-Sep-24

Distance

0.18km



**9 WINTER COURT MILL PARK VIC
3082**

 3  2  -

Sold Price

\$730,000

Sold Date

18-May-24

Distance

0.38km



**6 CANARY COURT MILL PARK VIC
3082**

 3  2  -

Sold Price

\$704,500

Sold Date

23-May-24

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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