

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

1/5A Crampton 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,750

Property type

Unit

Suburb

Mill Park

Period-from

01 Oct 2020

to

30 Sep 2021

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

2A Pickworth Drive Mill Park VIC 3082	\$530,000	21-Apr-21
1/247-249 Childs Road Mill Park VIC 3082	\$485,000	09-Aug-21
11/1 Morang Drive Mill Park VIC 3082	\$495,000	08-Oct-21

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: 21 October 2021



2A Pickworth Drive Mill Park VIC 3082

 2  1  4

Sold Price

\$530,000

Sold Date

21-Apr-21

Distance

0.29km



1/247-249 Childs Road Mill Park VIC 3082

 2  1  2

Sold Price

\$485,000

Sold Date

09-Aug-21

Distance

0.49km



11/1 Morang Drive Mill Park VIC 3082

 2  1  1

Sold Price

^{RS} **\$495,000**

Sold Date

08-Oct-21

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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