

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

7 LUKE 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Mill Park

Period-from

01 Apr 2024

to

31 Mar 2025

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

9 BORROWDALE COURT MILL PARK VIC 3082	\$770,000	29-Mar-25
6 FRASER CLOSE MILL PARK VIC 3082	\$800,000	29-Mar-25
47 CENTENARY DRIVE MILL PARK VIC 3082	\$780,000	09-Dec-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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9 BORROWDALE COURT MILL PARK VIC 3082

 3  2  2

Sold Price

^{RS}

\$770,000

Sold Date

29-Mar-25

Distance

1.68km



6 FRASER CLOSE MILL PARK VIC 3082

 4  2  -

Sold Price

^{RS}

\$800,000

Sold Date

29-Mar-25

Distance

1.83km



47 CENTENARY DRIVE MILL PARK VIC 3082

 4  2  2

Sold Price

\$780,000

Sold Date

09-Dec-24

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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