

## 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

18 MONTEREY COURT MILL PARK VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$654,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Mill Park

Period-from

01 May 2022

to

30 Apr 2023

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 7 MONTEREY COURT MILL PARK VIC 3082 | \$620,000 | 26-Mar-23 |
| 9 LANDY CLOSE MILL PARK VIC 3082    | \$645,000 | 25-Feb-23 |
| 12 MORANG DRIVE MILL PARK VIC 3082  | \$625,000 | 17-Dec-22 |

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: 03 May 2023



### 7 MONTEREY COURT MILL PARK VIC 3082

 3  1  1

Sold Price

**\$620,000**

Sold Date

**26-Mar-23**

Distance

**0.1km**



### 9 LANDY CLOSE MILL PARK VIC 3082

 3  1  2

Sold Price

**\$645,000**

Sold Date

**25-Feb-23**

Distance

**0.93km**



### 12 MORANG DRIVE MILL PARK VIC 3082

 3  2  2

Sold Price

<sup>RS</sup> **\$625,000**

Sold Date

**17-Dec-22**

Distance

**1.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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