

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

2/61 BOWMAN DRIVE 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

\$609,995

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,500

Property type

House

Suburb

Mill Park

Period-from

01 Aug 2021

to

31 Jul 2022

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

12 ARANDA PLACE EPPING VIC 3076	\$610,000	20-Aug-22
113 WOOLNOUGH DRIVE MILL PARK VIC 3082	\$635,000	25-Jun-22
3 GREENBROOK DRIVE EPPING VIC 3076	\$612,500	28-May-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: 22 August 2022



12 ARANDA PLACE EPPING VIC 3076

3 2 2

Sold Price

^{RS} \$610,000 Sold Date 20-Aug-22

Distance 0.27km



113 WOOLNOUGH DRIVE MILL PARK VIC 3082

3 1 3

Sold Price

\$635,000 Sold Date 25-Jun-22

Distance 0.38km



3 GREENBROOK DRIVE EPPING VIC 3076

3 1 3

Sold Price

^{RS} \$612,500 Sold Date 28-May-22

Distance 1.12km

RS = Recent sale

UN = Undisclosed Sale

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