

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

3 Von Nida 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

\$640,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Mill Park

Period-from

01 May 2020

to

30 Apr 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

6 Cromwell Court Lalor VIC 3075	\$680,000	28-Jan-21
380 Childs Road Mill Park VIC 3082	\$683,000	20-Feb-21
11 Gibbons Drive Epping VIC 3076	\$720,000	05-Dec-20

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: 11 May 2021


6 Cromwell Court Lalor VIC 3075

Sold Price

\$680,000

Sold Date

28-Jan-21
 3

 2

 2

Distance

1.45km

380 Childs Road Mill Park VIC 3082

Sold Price

\$683,000

Sold Date

20-Feb-21
 3

 2

 1

Distance

1.53km

11 Gibbons Drive Epping VIC 3076

Sold Price

\$720,000

Sold Date

05-Dec-20
 3

 2

 2

Distance

1.55km
RS = Recent sale

UN = Undisclosed Sale

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