

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

11 HODDLE 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

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 Jan 2024

to

31 Dec 2024

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

74 BLACKMAN AVENUE MILL PARK VIC 3082	\$970,000	23-Jul-24
15 RULE CLOSE MILL PARK VIC 3082	\$993,000	07-Dec-24
2 MILES CLOSE MILL PARK VIC 3082	\$920,000	21-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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**74 BLACKMAN AVENUE MILL
PARK VIC 3082**

 4  3  2

Sold Price **\$970,000** Sold Date **23-Jul-24**

Distance **0.51km**



**15 RULE CLOSE MILL PARK VIC
3082**

 4  2  4

Sold Price ^{RS} **\$993,000** Sold Date **07-Dec-24**

Distance **0.71km**



**2 MILES CLOSE MILL PARK VIC
3082**

 6  2  3

Sold Price ^{RS} **\$920,000** Sold Date **21-Dec-24**

Distance **0.87km**

RS = Recent sale **UN** = Undisclosed Sale

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