

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

8 Cornforth Way 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Mill Park

Period-from

01 Mar 2020

to

28 Feb 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

2/5 Romeo Court Mill Park VIC 3082	\$540,000	30-Jan-21
1/13 Perrott Court Mill Park VIC 3082	\$560,000	15-Jan-21
87 Manning Clark Road Mill Park VIC 3082	\$570,000	28-Nov-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: 23 March 2021



2/5 Romeo Court Mill Park VIC 3082

 3  1  2

Sold Price **\$540,000** Sold Date **30-Jan-21**

Distance **0.97km**



1/13 Perrott Court Mill Park VIC 3082

 3  1  1

Sold Price **\$560,000** Sold Date **15-Jan-21**

Distance **1.05km**



87 Manning Clark Road Mill Park VIC 3082

 3  1  1

Sold Price **\$570,000** Sold Date **28-Nov-20**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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