

## 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

33 VANBROOK DRIVE MILL PARK VIC 3082

### Indicative selling price

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

Single Price

or range  
between

\$1,195,000

&

\$1,295,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 Aug 2023

to

31 Jul 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

3 OLEA COURT MILL PARK VIC 3082	\$1,220,000	17-Aug-24
23 MONTANA WAY MILL PARK VIC 3082	\$1,270,000	08-Jul-24
5 MIRBELIA CRESCENT MILL PARK VIC 3082	\$1,320,000	27-Apr-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.~~

This Statement of Information was prepared on: 20 August 2024

**3 OLEA COURT MILL PARK VIC 3082**

5 3 3

Sold Price <sup>RS</sup> **\$1,220,000** Sold Date **17-Aug-24**Distance **1.56km****23 MONTANA WAY MILL PARK VIC 3082**

5 3 3

Sold Price <sup>RS</sup> **\$1,270,000** Sold Date **08-Jul-24**Distance **1.05km****5 MIRBELIA CRESCENT MILL PARK VIC 3082**

5 3 2

Sold Price **\$1,320,000** Sold Date **27-Apr-24**Distance **1.32km****RS** = Recent sale      **UN** = Undisclosed Sale

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