

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

5 SILVERBIRCH RISE 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Jan 2022

to

31 Dec 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

5/2 BOYLE CRESCENT MILL PARK VIC 3082	\$540,000	19-Nov-22
6 STURROCK COURT MILL PARK VIC 3082	\$583,000	08-Oct-22
65 MANNING CLARK ROAD MILL PARK VIC 3082	\$590,000	01-Aug-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: 18 January 2023



**5/2 BOYLE CRESCENT MILL PARK
VIC 3082**

Sold Price

^{RS} **\$540,000**

Sold Date

19-Nov-22

 3  1  1

Distance

1.5km



**6 STURROCK COURT MILL PARK
VIC 3082**

Sold Price

\$583,000

Sold Date

08-Oct-22

 3  1  2

Distance

1.36km



**65 MANNING CLARK ROAD MILL
PARK VIC 3082**

Sold Price

\$590,000

Sold Date

01-Aug-22

 3  1  2

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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