

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 PEUGEOT PURSUIT 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Mill Park

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

11 SPANIEL COURT MILL PARK VIC 3082	800000	04-Jul-22
23 KELLAWAY CRESCENT MILL PARK VIC 3082	815000	03-Aug-22
103 REDLEAP AVENUE MILL PARK VIC 3082	850000	16-Jul-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 04 November 2022

11 SPANIEL COURT MILL PARK VIC 3082	Sold Price	800000	Sold Date	04-Jul-22
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 3  2  2

Distance **0.38km**



23 KELLAWAY CRESCENT MILL PARK VIC 3082	Sold Price	815000	Sold Date	03-Aug-22
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 3  2  2

Distance **0.89km**



103 REDLEAP AVENUE MILL PARK VIC 3082	Sold Price	850000	Sold Date	16-Jul-22
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 3  2  2

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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