

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

1/7 Lukin Court, Mill Park Vic 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000

&

\$520,000

Median sale price

Median price \$426,500

Property Type Unit

Suburb Mill Park

Period - From 28/08/2022

to

27/08/2023

Source REIV

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 six 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
1	3/7 Clement Ct MILL PARK 3082	\$515,000	15/04/2023
2	19 Kenthurst Ct MILL PARK 3082	\$495,000	19/08/2023
3	5/229-233 Childs Rd MILL PARK 3082	\$489,000	14/07/2023

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 six months.~~

This Statement of Information was prepared on:

28/08/2023 14:25



 2
  1
  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

28/08/2022 - 27/08/2023: \$426,500

Comparable Properties



3/7 Clement Ct MILL PARK 3082 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$515,000

Method: Auction Sale

Date: 15/04/2023

Property Type: Unit



19 Kenthurst Ct MILL PARK 3082 (REI)

Agent Comments

 2
  1
  1

Price: \$495,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 221 sqm approx



5/229-233 Childs Rd MILL PARK 3082 (REI)

Agent Comments

 2
  1
  1

Price: \$489,000

Method: Private Sale

Date: 14/07/2023

Property Type: House

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088