

## 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

2/1 MORANG DRIVE MILL PARK VIC 3082

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

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

2/247 BETULA AVENUE MILL PARK VIC 3082

\$620,000

16-Mar-24

5/215 BETULA AVENUE MILL PARK VIC 3082

\$560,000

25-Jun-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: 22 August 2024



**2/247 BETULA AVENUE MILL PARK VIC 3082**

Sold Price

**\$620,000**

Sold Date

**16-Mar-24**



3



1



1

Distance

**1.53km**



**5/215 BETULA AVENUE MILL PARK VIC 3082**

Sold Price

<sup>RS</sup>**\$560,000**

Sold Date

**25-Jun-24**



3



1



1

Distance

**1.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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