

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

1/8 ORSETT COURT 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/2 HEROIC COURT MILL PARK VIC 3082	\$620,000	16-Nov-24
2/1 FOWLER COURT MILL PARK VIC 3082	\$601,000	19-Oct-24
18/215 BETULA AVENUE MILL PARK VIC 3082	\$570,000	12-Oct-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.~~

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1/2 HEROIC COURT MILL PARK VIC 3082 Sold Price **\$620,000** Sold Date **16-Nov-24**

 2  1  1

Distance **0.42km**



2/1 FOWLER COURT MILL PARK VIC 3082 Sold Price **\$601,000** Sold Date **19-Oct-24**

 2  1  2

Distance **1.77km**



18/215 BETULA AVENUE MILL PARK VIC 3082 Sold Price **\$570,000** Sold Date **12-Oct-24**

 3  1  1

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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