

## 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 ASHTON CLOSE 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

\$745,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,888

Property type

House

Suburb

Mill Park

Period-from

01 Nov 2023

to

31 Oct 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 8 CHRISTIE AVENUE MILL PARK VIC 3082     | \$800,000 | 06-Jul-24 |
| 45 ROYCROFT AVENUE MILL PARK VIC 3082    | \$815,000 | 15-Jun-24 |
| 16 STATESMAN CRESCENT MILL PARK VIC 3082 | \$765,000 | 26-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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**8 CHRISTIE AVENUE MILL PARK  
VIC 3082**

 3  2  2

Sold Price **\$800,000** Sold Date **06-Jul-24**

Distance **0.92km**



**45 ROYCROFT AVENUE MILL PARK  
VIC 3082**

 3  2  -

Sold Price **\$815,000** Sold Date **15-Jun-24**

Distance **1.07km**



**16 STATESMAN CRESCENT MILL  
PARK VIC 3082**

 3  2  2

Sold Price <sup>RS</sup> **\$765,000** Sold Date **26-Oct-24**

Distance **0.62km**

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

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