

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

18/215 BETULA AVENUE 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Sep 2023

to

31 Aug 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

5/215 BETULA AVENUE MILL PARK VIC 3082

\$560,000

25-Jun-24

2/9 BROOKES COURT MILL PARK VIC 3082

\$560,000

18-Apr-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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5/215 BETULA AVENUE MILL PARK VIC 3082 Sold Price ^{RS} **\$560,000** Sold Date **25-Jun-24**

 3  1  1

Distance **0.04km**



2/9 BROOKES COURT MILL PARK VIC 3082 Sold Price **\$560,000** Sold Date **18-Apr-24**

 3  1  -

Distance **2km**

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

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