

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 FOWLER 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,000

Property type

House

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

1/20 LANGVALE COURT MILL PARK VIC 3082	\$527,000	22-Jun-24
2A PICKWORTH DRIVE MILL PARK VIC 3082	\$535,000	27-Apr-24
3/38 MOORHEAD DRIVE MILL PARK VIC 3082	\$532,000	06-Jul-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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Hayley Margetts
P 91111707
M 0433696971
E hmargetts@barryplant.com.au



**1/20 LANGVALE COURT MILL
PARK VIC 3082**

 2  1  1

Sold Price **\$527,000** Sold Date **22-Jun-24**

Distance **1.16km**



**2A PICKWORTH DRIVE MILL PARK
VIC 3082**

 2  1  1

Sold Price **\$535,000** Sold Date **27-Apr-24**

Distance **0.18km**



**3/38 MOORHEAD DRIVE MILL
PARK VIC 3082**

 2  1  1

Sold Price **\$532,000** Sold Date **06-Jul-24**

Distance **1.54km**

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

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