

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 MCCLELLAND DRIVE 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

\$515,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Apr 2024

to

31 Mar 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

1/7 CLIFFORD CLOSE MILL PARK VIC 3082	\$579,500	04-Jan-25
2/47 STREETON CIRCUIT MILL PARK VIC 3082	\$581,000	07-Dec-24
46 HAWKES DRIVE MILL PARK VIC 3082	\$626,000	01-Mar-25

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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**1/7 CLIFFORD CLOSE MILL PARK
VIC 3082**

 3  1  2

Sold Price

\$579,500

Sold Date

04-Jan-25

Distance

1.34km



**2/47 STREETON CIRCUIT MILL
PARK VIC 3082**

 3  1  1

Sold Price

\$581,000

Sold Date

07-Dec-24

Distance

1.43km



**46 HAWKES DRIVE MILL PARK VIC
3082**

 3  1  1

Sold Price

\$626,000

Sold Date

01-Mar-25

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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