

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

27 AZALEA 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

\$700,000

&

\$770,000

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

18 CARBINE COURT MILL PARK VIC 3082	\$700,000	25-May-24
18 HIGGS AVENUE MILL PARK VIC 3082	\$770,000	29-Jun-24
44 KINGSTON TOWN CRESCENT MILL PARK VIC 3082	\$783,500	04-May-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.~~

This Statement of Information was prepared on: 17 September 2024

**18 CARBINE COURT MILL PARK VIC 3082**

Sold Price

\$700,000 Sold Date **25-May-24** 3  2  2Distance **0.68km****18 HIGGS AVENUE MILL PARK VIC 3082**

Sold Price

\$770,000 Sold Date **29-Jun-24** 3  2  2Distance **0.89km****44 KINGSTON TOWN CRESCENT
MILL PARK VIC 3082**

Sold Price

\$783,500 Sold Date **04-May-24** 3  2  2Distance **1.29km****RS** = Recent sale**UN** = Undisclosed Sale

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