

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

3/16 SIEBEN CLOSE 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Mar 2024

to

28 Feb 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

2/84 MILL PARK DRIVE MILL PARK VIC 3082	\$450,000	23-Nov-24
4/67 REDLEAP AVENUE MILL PARK VIC 3082	\$480,000	21-Dec-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: 27 March 2025

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E jmoxon@barryplant.com.au**2/84 MILL PARK DRIVE MILL PARK
VIC 3082** 2  1  1

Sold Price

\$450,000

Sold Date

23-Nov-24

Distance

1.8km**4/67 REDLEAP AVENUE MILL
PARK VIC 3082** 2  1  1

Sold Price

\$480,000

Sold Date

21-Dec-24

Distance

1.9km**RS** = Recent sale**UN** = Undisclosed Sale

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