

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

3/38 MOORHEAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Jun 2023

to

31 May 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

5/38 MOORHEAD DRIVE MILL PARK VIC 3082

\$457,500

24-Feb-24

3/26 MORANG DRIVE MILL PARK VIC 3082

\$469,000

01-Mar-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: 04 June 2024

Ashlee Jade

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E ajade@barryplant.com.au**5/38 MOORHEAD DRIVE MILL PARK VIC 3082** 2  1  1

Sold Price

\$457,500

Sold Date

24-Feb-24

Distance

0.02km**3/26 MORANG DRIVE MILL PARK VIC 3082** 2  1  1

Sold Price

\$469,000

Sold Date

01-Mar-24

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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