

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 BLUEGUM 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,250

Property type

House

Suburb

Mill Park

Period-from

01 Feb 2024

to

31 Jan 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

3 KONRADS CRESCENT MILL PARK VIC 3082	675000	21-Sep-24
6 MOSSTROOPER COURT MILL PARK VIC 3082	615000	25-Oct-24
57 KELLAWAY CRESCENT MILL PARK VIC 3082	670000	14-Sep-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 February 2025

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3 KONRADS CRESCENT MILL PARK VIC 3082

 3  2  2

Sold Price 675000 Sold Date 21-Sep-24

Distance **0.79km**



6 MOSSTROOPER COURT MILL PARK VIC 3082

 3  2  1

Sold Price

615000 Sold Date 25-Oct-24

Distance **0.53km**



57 KELLAWAY CRESCENT MILL PARK VIC 3082

 3  2  2

Sold Price

670000 Sold Date 14-Sep-24

Distance **1.88km**

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

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