

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

45 MADIGAN CRESCENT 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

\$975,000

&

\$1,025,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 Aug 2023

to

31 Jul 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

4 SENIOR CLOSE MILL PARK VIC 3082	\$1,010,000	22-Jul-24
11 RANDELL COURT MILL PARK VIC 3082	\$1,005,000	14-May-24
32 AZALEA AVENUE MILL PARK VIC 3082	\$985,000	26-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.~~

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4 SENIOR CLOSE MILL PARK VIC 3082

 5  3  3

Sold Price ^{RS} **\$1,010,000** Sold Date **22-Jul-24**

Distance **1.31km**



11 RANDELL COURT MILL PARK VIC 3082

 4  3  2

Sold Price ^{RS} **\$1,005,000** Sold Date **14-May-24**

Distance **1.67km**



32 AZALEA AVENUE MILL PARK VIC 3082

 4  2  2

Sold Price **\$985,000** Sold Date **26-Mar-24**

Distance **1.84km**

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

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