

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

6 HEYGATE 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,500

Property type

House

Suburb

Mill Park

Period-from

01 Nov 2023

to

31 Oct 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

6 AVONMORE CLOSE MILL PARK VIC 3082	\$731,000	27-Jul-24
112 ROYCROFT AVENUE MILL PARK VIC 3082	\$719,500	09-Sep-24
174 ROYCROFT AVENUE MILL PARK VIC 3082	\$753,000	09-Nov-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: 26 November 2024

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6 AVONMORE CLOSE MILL PARK VIC 3082

 3  2  2

Sold Price

\$731,000

Sold Date

27-Jul-24

Distance

0.09km



112 ROYCROFT AVENUE MILL PARK VIC 3082

 3  2  2

Sold Price

\$719,500

Sold Date

09-Sep-24

Distance

0.9km



174 ROYCROFT AVENUE MILL PARK VIC 3082

 3  2  -

Sold Price

^{RS} **\$753,000**

Sold Date

09-Nov-24

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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