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	2/1 MCCLELLAND 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	$545,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$515,000	Property type	Unit	Suburb	Mill Park
Period-from	01 Apr 2024	to	31 Mar 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
1/7 CLIFFORD CLOSE MILL PARK VIC 3082	$579,500	04-Jan-25
2/47 STREETON CIRCUIT MILL PARK VIC 3082	$581,000	07-Dec-24
46 HAWKES DRIVE MILL PARK VIC 3082	$626,000	01-Mar-25

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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1/7 CLIFFORD CLOSE MILL PARK VIC 3082

3 1 2

Sold Price **$579,500** Sold Date **04-Jan-25**

Distance **1.34km**



2/47 STREETON CIRCUIT MILL PARK VIC 3082

3 1 1

Sold Price **$581,000** Sold Date **07-Dec-24**

Distance **1.43km**



46 HAWKES DRIVE MILL PARK VIC 3082

3 1 1

Sold Price **$626,000** Sold Date **01-Mar-25**

Distance **1.91km**

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

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