

## 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

29 CHARLOTTE ROAD MILL PARK VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$797,000

Property type

House

Suburb

Mill Park

Period-from

01 Jul 2024

to

30 Jun 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 BOWMAN DRIVE MILL PARK VIC 3082	\$651,500	12-Apr-25
19 RANDELL COURT MILL PARK VIC 3082	\$700,000	20-Feb-25
3 EMMERSON COURT MILL PARK VIC 3082	\$710,000	30-Apr-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 BOWMAN DRIVE MILL PARK VIC 3082**

 3  2  4

Sold Price

**\$651,500**

Sold Date

**12-Apr-25**

Distance

**1.02km**



**19 RANDELL COURT MILL PARK VIC 3082**

 3  2  4

Sold Price

**\$700,000**

Sold Date

**20-Feb-25**

Distance

**0.46km**



**3 EMMERSON COURT MILL PARK VIC 3082**

 3  1  2

Sold Price

**\$710,000**

Sold Date

**30-Apr-25**

Distance

**1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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