

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

1/13 BRADLEY 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

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

2/10 GILES COURT MILL PARK VIC 3082	\$620,000	30-Apr-25
49 KELLAWAY CRESCENT MILL PARK VIC 3082	\$580,000	14-Feb-25
2/1 MCCLELLAND DRIVE MILL PARK VIC 3082	\$628,000	10-May-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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2/10 GILES COURT MILL PARK VIC 3082

Sold Price **\$620,000** Sold Date **30-Apr-25**

 3  1  1

Distance **0.76km**



49 KELLAWAY CRESCENT MILL PARK VIC 3082

Sold Price **\$580,000** Sold Date **14-Feb-25**

 3  2  -

Distance **1.56km**



2/1 MCCLELLAND DRIVE MILL PARK VIC 3082

Sold Price **\$628,000** Sold Date **10-May-25**

 3  1  2

Distance **1.35km**

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

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