

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

4 Hogan Place 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

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Mill Park

Period-from

01 Oct 2018

to

30 Sep 2019

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

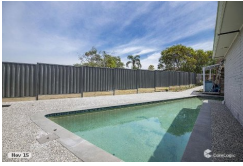
5 Flemington Drive Mill Park VIC 3082	\$595,000	24-May-19
34 Blackman Avenue Mill Park VIC 3082	\$585,000	03-May-19
57 Centenary Drive Mill Park VIC 3082	\$598,000	31-Aug-19

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: 29 October 2019

larry li
 P 0425719692
 M 0425719692
 E larry.li@barryplant.com.au



5 Flemington Drive Mill Park VIC 3082

 3  2  2

Sold Price

\$595,000

Sold Date **24-May-19**

Distance **0.31km**



34 Blackman Avenue Mill Park VIC 3082

 3  2  2

Sold Price

\$585,000

Sold Date **03-May-19**

Distance **1.23km**



57 Centenary Drive Mill Park VIC 3082

 3  2  2

Sold Price

^{RS} **\$598,000**

Sold Date **31-Aug-19**

Distance **1.46km**

RS = Recent sale UN = Undisclosed Sale

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