

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

3 EYNON COURT, MILL PARK, VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$680,000 to \$748,000

### Median sale price

Median price

\$786,000

Property type

House

Suburb

MILL PARK

Period

01 January 2022 to 31 December 2022

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

53 MOORHEAD DR, MILL PARK, VIC 3082	*\$728,000	18/03/2023
30 CARROLL CRES, MILL PARK, VIC 3082	*\$750,000	18/03/2023
15 PARKLEA CRT, MILL PARK, VIC 3082	*\$683,000	11/02/2023

This Statement of Information was prepared on:

26/03/2023