

# 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

24 Blackman Avenue, 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)

Single price

\$640,000

### Median sale price

Median price

\$678,000

Property Type

House

Suburb

Mill Park

Period - From

01/04/2019

to

31/03/2020

Source

REIV

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

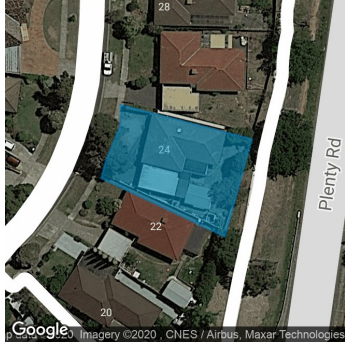
	Address of comparable property	Price	Date of sale
1	8 Stanton PI MILL PARK 3082	\$700,000	15/02/2020
2	40 Roycroft Av MILL PARK 3082	\$661,000	25/03/2020
3	386 Childs Rd MILL PARK 3082	\$615,000	18/04/2020

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 six months.~~

This Statement of Information was prepared on:

02/06/2020 13:34



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 608 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$640,000

**Median House Price**  
Year ending March 2020: \$678,000

## Comparable Properties



**8 Stanton PI MILL PARK 3082 (REI/VG)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 15/02/2020  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



**40 Roycroft Av MILL PARK 3082 (REI/VG)**

**Agent Comments**



**Price:** \$661,000  
**Method:** Auction Sale  
**Date:** 25/03/2020  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



**386 Childs Rd MILL PARK 3082 (REI)**

**Agent Comments**



**Price:** \$615,000  
**Method:** Auction Sale  
**Date:** 18/04/2020  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx