

## 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

74 BLACKMAN AVENUE 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

\$945,000

&

\$1,015,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 Apr 2023

to

31 Mar 2024

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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 29 DUNLOP CRESCENT MILL PARK VIC 3082  | \$1,040,000 | 16-Feb-24 |
| 38 AZALEA AVENUE MILL PARK VIC 3082    | \$1,025,000 | 23-Mar-24 |
| 35 UNIVERSITY DRIVE MILL PARK VIC 3082 | \$945,000   | 16-Mar-24 |

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: 27 April 2024

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**29 DUNLOP CRESCENT MILL PARK  
VIC 3082**

Sold Price

<sup>RS</sup>

**\$1,040,000**

Sold Date

**16-Feb-24**

 4  3  2

Distance

**1.42km**



**38 AZALEA AVENUE MILL PARK  
VIC 3082**

Sold Price

<sup>RS</sup>

**\$1,025,000**

Sold Date

**23-Mar-24**

 4  2  2

Distance

**1.25km**



**35 UNIVERSITY DRIVE MILL PARK  
VIC 3082**

Sold Price

<sup>RS</sup>

**\$945,000**

Sold Date

**16-Mar-24**

 3  2  2

Distance

**1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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