

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

35 Blackman Avenue 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

\$905,000

&

\$995,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$723,750

Property type

House

Suburb

Mill Park

Period-from

01 Dec 2020

to

30 Nov 2021

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

10 Maybury Drive Mill Park VIC 3082	\$956,000	09-Oct-21
18 Lady Penrhyn Avenue Mill Park VIC 3082	\$917,500	26-Jun-21
41 Blossom Park Drive Mill Park VIC 3082	\$962,500	07-Oct-21

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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10 Maybury Drive Mill Park VIC 3082

Sold Price

\$956,000

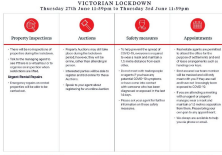
Sold Date

09-Oct-21

 3  2  2

Distance

1.72km



18 Lady Penrhyn Avenue Mill Park VIC 3082

Sold Price

\$917,500

Sold Date

26-Jun-21

 4  2  2

Distance

1.56km



41 Blossom Park Drive Mill Park VIC 3082

Sold Price

^{RS} **\$962,500**

Sold Date

07-Oct-21

 4  2  4

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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