

# 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

6 Blossom Park Drive, 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)

Range between \$880,000

&

\$950,000

### Median sale price

Median price \$742,750

Property Type House

Suburb Mill Park

Period - From 01/01/2023

to

31/03/2023

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	98 Mill Park Dr MILL PARK 3082	\$946,000	01/04/2023
2	59 Mill Park Dr MILL PARK 3082	\$901,000	06/05/2023
3			

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:

01/06/2023 11:55



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 687 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$880,000 - \$950,000  
**Median House Price**  
 March quarter 2023: \$742,750

## Comparable Properties



98 Mill Park Dr MILL PARK 3082 (REI)

Agent Comments



**Price:** \$946,000  
**Method:** Auction Sale  
**Date:** 01/04/2023  
**Property Type:** House (Res)  
**Land Size:** 752 sqm approx



59 Mill Park Dr MILL PARK 3082 (REI)

Agent Comments



**Price:** \$901,000  
**Method:** Auction Sale  
**Date:** 06/05/2023  
**Property Type:** House (Res)  
**Land Size:** 629 sqm approx

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. These 2 sales are both on the other side of Plenty Road however single level dwellings that offer similar accommodation but not in the Blossom Park Estate.

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