### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered for	r sale
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Address	6 Blossom Park Drive, Mill Park Vic 3082
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

#### Median sale price

Median price	\$742,750	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Au	areas or comparable property	1 1100	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

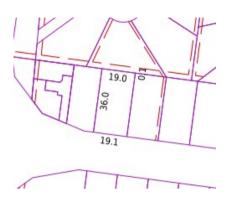
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/06/2023 11:55



Date of sale







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)



Price: \$946,000 Method: Auction Sale Date: 01/04/2023

Property Type: House (Res) Land Size: 752 sqm approx

**Agent Comments** 



59 Mill Park Dr MILL PARK 3082 (REI)





Price: \$901,000 Method: Auction Sale Date: 06/05/2023

Property Type: House (Res) Land Size: 629 sqm approx

Agent Comments

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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