

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

7 Blossom Park Drive 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Mill Park

Period-from

01 Jun 2019

to

31 May 2020

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

1 Heroic Court Mill Park VIC 3082	\$705,000	22-May-20
4 Flemington Drive Mill Park VIC 3082	\$700,000	18-May-20
60 Incana Drive Mill Park VIC 3082	\$695,000	25-Mar-20

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: 30 June 2020



1 Heroic Court Mill Park VIC 3082

Sold Price

\$705,000

Sold Date **22-May-20**

 4  2  2

Distance **1.09km**



4 Flemington Drive Mill Park VIC 3082

Sold Price

\$700,000

Sold Date **18-May-20**

 4  2  2

Distance **0.79km**



60 Incana Drive Mill Park VIC 3082

Sold Price

\$695,000

Sold Date **25-Mar-20**

 4  2  1

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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