

## 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

14 BLOSSOM PARK DRIVE 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

\$745,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Mill Park

Period-from

01 Jan 2024

to

31 Dec 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 37 VERONICA CRESCENT MILL PARK VIC 3082 | \$800,500 | 14-Dec-24 |
| 5 REDFIELD COURT MILL PARK VIC 3082     | \$750,000 | 13-Sep-24 |
| 9 GILES COURT MILL PARK VIC 3082        | \$790,000 | 24-Aug-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: 08 January 2025

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**37 VERONICA CRESCENT MILL  
PARK VIC 3082**

 4  2  2

Sold Price

<sup>RS</sup>

**\$800,500**

Sold Date

**14-Dec-24**

Distance

**0.36km**



**5 REDFIELD COURT MILL PARK VIC  
3082**

 4  2  -

Sold Price

**\$750,000**

Sold Date

**13-Sep-24**

Distance

**1.2km**



**9 GILES COURT MILL PARK VIC  
3082**

 4  2  3

Sold Price

**\$790,000**

Sold Date

**24-Aug-24**

Distance

**1.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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