

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	127 Blossom Park Drive Mill Park, 3082
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Indicative selling price

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

Range between	\$1,050,000 & \$1,150,000
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Median sale price

Median price	\$879,000	Property Type	NOT PROVIDED	Suburb	MILL PARK
Period - From	30-Sep-2022	to	29-Sep-2023	Source	realestate.com.au

Comparable property sales

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	138 Garden Grove Drive, Mill Park, Vic 3082	\$1,107,000	05-Aug-2023
2	125 Blossom Park Drive, Mill Park, Vic 3082	\$1,201,000	29-Jul-2023
3	10 Redgum Court, Mill Park, Vic 3082	\$1,160,000	22-Apr-2023

This statement of information was prepared on 24-Oct-2023 at 11:24:35 PM EST