

## 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

30 WESTWOOD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Mill Park

Period-from

01 Jul 2022

to

30 Jun 2023

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

1/138 MILL PARK DRIVE MILL PARK VIC 3082	\$675,000	03-Jun-23
3/59 BLOSSOM PARK DRIVE MILL PARK VIC 3082	\$620,000	13-Apr-23
35 ISLAND PLACE MILL PARK VIC 3082	\$699,500	17-Sep-22

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: 20 July 2023



1/138 MILL PARK DRIVE MILL PARK VIC 3082

3 2 1

Sold Price

<sup>RS</sup> \$675,000

Sold Date

03-Jun-23

Distance

1.87km



3/59 BLOSSOM PARK DRIVE MILL PARK VIC 3082

3 1 2

Sold Price

\$620,000

Sold Date

13-Apr-23

Distance

0.92km



35 ISLAND PLACE MILL PARK VIC 3082

3 2 1

Sold Price

\$699,500

Sold Date

17-Sep-22

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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