

# 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

35 Jasmine 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)

Range between \$630,000 & \$680,000

### Median sale price

Median price \$780,000 Property Type House Suburb Mill Park

Period - From 01/04/2023 to 31/03/2024 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 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	14 Canberra Gr LALOR 3075	\$665,000	27/04/2024
2	10 Wenden Rd MILL PARK 3082	\$657,000	02/03/2024
3	5 Vain Cl MILL PARK 3082	\$650,000	23/03/2024

**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:

13/06/2024 13:39



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 577 sqm approx

Agent Comments

## Comparable Properties



**14 Canberra Gr LALOR 3075 (REI)**

Agent Comments



**Price:** \$665,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** House (Res)



**10 Wenden Rd MILL PARK 3082 (REI/VG)**

Agent Comments



**Price:** \$657,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 557 sqm approx



**5 Vain Ct MILL PARK 3082 (REI/VG)**

Agent Comments



**Price:** \$650,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 541 sqm approx