

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

376 Plenty Road, Mill Park Vic 3082

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$793,500

Property Type House

Suburb Mill Park

Period - From 01/04/2023

to 30/06/2023

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	91 Blossom Park Dr MILL PARK 3082	\$1,350,000	22/03/2023
2	14 Acmena Ct MILL PARK 3082	\$1,280,000	27/05/2023
3			

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:

14/09/2023 12:10

Maggie Sun

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2023: \$793,500



 4  2  2

Property Type: House

Land Size: 802 sqm approx

Agent Comments

Comparable Properties



91 Blossom Park Dr MILL PARK 3082 (REI/VG) Agent Comments

 4  3  4

Price: \$1,350,000

Method: Sold Before Auction

Date: 22/03/2023

Property Type: House (Res)

Land Size: 815 sqm approx



14 Acmena Ct MILL PARK 3082 (REI/VG) Agent Comments

 4  4  2

Price: \$1,280,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 681 sqm approx

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.