Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 376 Plenty Road, Mill Park Vic 3082

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$793,500	Pro	operty Type	Hou	se		Suburb	Mill Park
Period - From	01/04/2023	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



Mc**Grath**

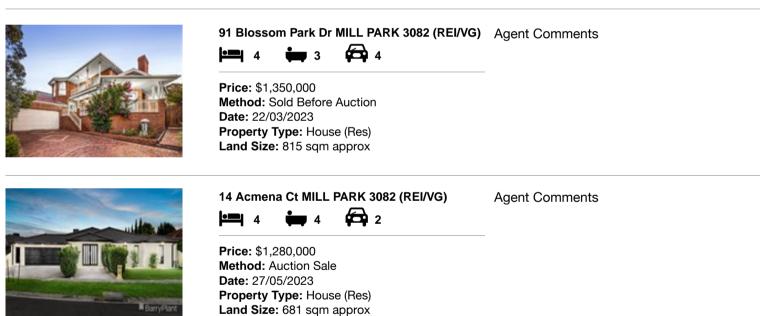




Property Type: House Land Size: 802 sqm approx Agent Comments Maggie Sun 03 9889 8800 0425 790 930 maggiesun@mcgrath.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price June quarter 2023: \$793,500

Comparable Properties



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.

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