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

412/30 Bush Boulevard Mill Park VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$380,000	&	\$400,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$457,500	Prope	erty type	Unit	Suburb	Mill Park
Period-from	01 Jul 2020	to	30 Jun 202	21 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
205/40 Bush Boulevard Mill Park VIC 3082	\$372,000	24-Jan-21
402/30 Bush Boulevard Mill Park VIC 3082	\$435,000	11-May-20
107/30 Bush Boulevard Mill Park VIC 3082	\$422,000	28-Jan-20

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.

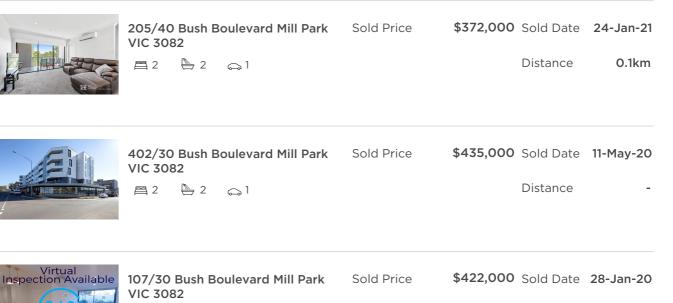
This Statement of Information was prepared on: 26 July 2021



consumer.vic.gov.au



E sales@avantre.com.au



Distance -

RS = Recent sale **UN** = Undisclosed Sale

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