

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

Property type

Unit

Suburb

Mill Park

Period-from

01 Jul 2020

to

30 Jun 2021

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



first national
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Sales Avant

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**205/40 Bush Boulevard Mill Park
VIC 3082**

2 2 1

Sold Price

\$372,000

Sold Date

24-Jan-21

Distance

0.1km



**402/30 Bush Boulevard Mill Park
VIC 3082**

2 2 1

Sold Price

\$435,000

Sold Date

11-May-20

Distance

-



**107/30 Bush Boulevard Mill Park
VIC 3082**

2 2 1

Sold Price

\$422,000

Sold Date

28-Jan-20

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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