

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

401/30 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Mar 2022

to

28 Feb 2023

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

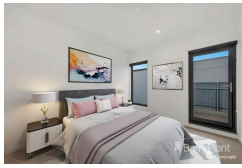
Date of sale

211/30 OLEANDER DRIVE MILL PARK VIC 3082	\$367,500	24-Jan-23
210/40 BUSH BOULEVARD MILL PARK VIC 3082	\$371,000	22-Dec-22
305/30 BUSH BOULEVARD MILL PARK VIC 3082	\$362,000	12-Oct-22

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: 24 March 2023



211/30 OLEANDER DRIVE MILL PARK VIC 3082

2 2 1

Sold Price **\$367,500** Sold Date **24-Jan-23**

Distance **0.26km**



210/40 BUSH BOULEVARD MILL PARK VIC 3082

2 2 1

Sold Price **\$371,000** Sold Date **22-Dec-22**

Distance **0.07km**



305/30 BUSH BOULEVARD MILL PARK VIC 3082

2 2 1

Sold Price **\$362,000** Sold Date **12-Oct-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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