

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

105/40 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

\$399,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Feb 2023

to

31 Jan 2024

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

112/24 OLEANDER DRIVE MILL PARK VIC 3082	\$410,000	16-Feb-24
407/30 BUSH BOULEVARD MILL PARK VIC 3082	\$405,000	28-Dec-23
101/55 OLEANDER DRIVE MILL PARK VIC 3082	\$412,000	21-Oct-23

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: 28 February 2024

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**112/24 OLEANDER DRIVE MILL
PARK VIC 3082**

 2  2  -

Sold Price

^{RS}

\$410,000

Sold Date

16-Feb-24

Distance

0.28km



**407/30 BUSH BOULEVARD MILL
PARK VIC 3082**

 2  2  -

Sold Price

\$405,000

Sold Date

28-Dec-23

Distance

0.07km



**101/55 OLEANDER DRIVE MILL
PARK VIC 3082**

 2  2  1

Sold Price

\$412,000

Sold Date

21-Oct-23

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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