

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

105/24 OLEANDER DRIVE 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

\$395,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Apr 2023

to

31 Mar 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

210/24 OLEANDER DRIVE MILL PARK VIC 3082	\$420,000	15-Mar-24
101/55 OLEANDER DRIVE MILL PARK VIC 3082	\$412,000	21-Oct-23
208/24 OLEANDER DRIVE MILL PARK VIC 3082	\$390,000	09-Dec-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.~~

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**210/24 OLEANDER DRIVE MILL
PARK VIC 3082**

2 2 -

Sold Price

^{RS} **\$420,000**

Sold Date

15-Mar-24

Distance

0km



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

2 2 1

Sold Price

\$412,000

Sold Date

21-Oct-23

Distance

0.26km



**208/24 OLEANDER DRIVE MILL
PARK VIC 3082**

2 2 -

Sold Price

\$390,000

Sold Date

09-Dec-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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