## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	202/30 Bush Boulevard, Mill Park Vic 3082
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000	&	\$420,000
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#### Median sale price

Median price	\$410,000	Pro	perty Type U	nit		Suburb	Mill Park
Period - From	01/04/2023	to	30/06/2023	So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

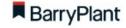
Add	dress of comparable property	Price	Date of sale
1	304/30 Bush Blvd MILL PARK 3082	\$410,000	24/05/2023
2	210/24 Oleander Dr MILL PARK 3082	\$385,000	12/04/2023
3	401/30 Bush Blvd MILL PARK 3082	\$383,000	17/04/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/08/2023 15:52









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$390,000 - \$420,000 **Median Unit Price** June quarter 2023: \$410,000

## Comparable Properties



304/30 Bush Blvd MILL PARK 3082 (REI/VG)

Price: \$410,000 Method: Private Sale Date: 24/05/2023

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Property Type: Apartment

**Agent Comments** 



210/24 Oleander Dr MILL PARK 3082 (REI/VG) Agent Comments

**———** 2

Price: \$385,000 Method: Private Sale Date: 12/04/2023 Property Type: House



401/30 Bush Blvd MILL PARK 3082 (REI/VG)

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Price: \$383.000 Method: Private Sale Date: 17/04/2023

Property Type: Apartment

Agent Comments

**Account** - Barry Plant | P: (03) 9431 1243



