

## 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

102/55 OLEANDER DRIVE MILL PARK VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$435,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Jul 2023

to

30 Jun 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

302/40 BUSH BOULEVARD MILL PARK VIC 3082	\$412,000	12-Jul-24
206/30 BUSH BOULEVARD MILL PARK VIC 3082	\$405,500	05-Jun-24
31 GORMAN DRIVE MILL PARK VIC 3082	\$465,000	28-Jun-24

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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Sugath Warnasuriya  
P 039407 9100  
M 0422577353  
E sugath@residerre.com.au



**302/40 BUSH BOULEVARD MILL  
PARK VIC 3082**

2 2 1

Sold Price

<sup>RS</sup> **\$412,000**

Sold Date

**12-Jul-24**

Distance

**0.16km**



**206/30 BUSH BOULEVARD MILL  
PARK VIC 3082**

2 2 1

Sold Price

<sup>RS</sup> **\$405,500**

Sold Date

**05-Jun-24**

Distance

**0.09km**



**31 GORMAN DRIVE MILL PARK VIC  
3082**

2 2 1

Sold Price

<sup>RS</sup> **\$465,000**

Sold Date

**28-Jun-24**

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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