

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

308/48 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

\$399,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Sep 2023

to

31 Aug 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

302/48 OLEANDER DRIVE MILL PARK VIC 3082	\$385,000	20-Jun-24
109/30 OLEANDER DRIVE MILL PARK VIC 3082	\$396,000	28-Jun-24
117/30 OLEANDER DRIVE MILL PARK VIC 3082	\$415,000	22-Jul-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.~~

This Statement of Information was prepared on: 17 September 2024