

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

310/24 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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Mill Park

Period-from

01 May 2022

to

30 Apr 2023

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	\$385,000	29-Mar-23
103/55 OLEANDER DRIVE MILL PARK VIC 3082	\$390,000	24-Mar-23
210/40 BUSH BOULEVARD MILL PARK VIC 3082	\$371,000	22-Dec-22

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: 10 May 2023



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

 2  2  1

Sold Price **\$385,000** Sold Date **29-Mar-23**

Distance **0km**



**103/55 OLEANDER DRIVE MILL
PARK VIC 3082**

 2  2  1

Sold Price **\$390,000** Sold Date **24-Mar-23**

Distance **0.25km**



**210/40 BUSH BOULEVARD MILL
PARK VIC 3082**

 2  2  1

Sold Price **\$371,000** Sold Date **22-Dec-22**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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