

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Jun 2023

to

31 May 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

|  |           |           |
|--|-----------|-----------|
| 307/24 OLEANDER DRIVE MILL PARK VIC 3082 | \$385,000 | 12-Jun-24 |
| 210/48 OLEANDER DRIVE MILL PARK VIC 3082 | \$370,000 | 22-Apr-24 |
| 206/30 BUSH BOULEVARD MILL PARK VIC 3082 | \$405,500 | 05-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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**307/24 OLEANDER DRIVE MILL  
PARK VIC 3082**

2 2 1

Sold Price

<sup>RS</sup> **\$385,000**

Sold Date **12-Jun-24**

Distance **0km**



**210/48 OLEANDER DRIVE MILL  
PARK VIC 3082**

2 2 1

Sold Price

**\$370,000**

Sold Date **22-Apr-24**

Distance **0.19km**



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

2 2 1

Sold Price

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

Sold Date **05-Jun-24**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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