

## 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

207/48 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

\$355,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Oct 2018

to

30 Sep 2019

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

207/55 Oleander Drive Mill Park VIC 3082	\$382,500	01-Jul-19
312/40 Bush Boulevard Mill Park VIC 3082	\$370,000	04-Sep-19

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: 15 October 2019



**207/55 Oleander Drive Mill Park  
VIC 3082**

 2  2  1

Sold Price

<sup>RS</sup> **\$382,500**

Sold Date

**01-Jul-19**

Distance

**0.1km**



**312/40 Bush Boulevard Mill Park  
VIC 3082**

 2  2  1

Sold Price

<sup>RS</sup> **\$370,000**

Sold Date

**04-Sep-19**

Distance

**0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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