

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

301/24 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Apr 2022

to

31 Mar 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

103/55 OLEANDER DRIVE MILL PARK VIC 3082	\$390,000	24-Mar-23
103/48 OLEANDER DRIVE MILL PARK VIC 3082	\$415,000	22-Feb-23
211/30 OLEANDER DRIVE MILL PARK VIC 3082	\$367,500	24-Jan-23

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: 24 April 2023



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

 2  2  1

Sold Price

^{RS} **\$390,000**

Sold Date

24-Mar-23

Distance

0.25km



**103/48 OLEANDER DRIVE MILL
PARK VIC 3082**

 2  2  1

Sold Price

\$415,000

Sold Date

22-Feb-23

Distance

0.19km



**211/30 OLEANDER DRIVE MILL
PARK VIC 3082**

 2  2  1

Sold Price

\$367,500

Sold Date

24-Jan-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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