

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

210/55 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

\$360,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Mill Park

Period-from

01 May 2023

to

30 Apr 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

309/48 OLEANDER DRIVE MILL PARK VIC 3082	\$375,000	29-Apr-24
204/40 BUSH BOULEVARD MILL PARK VIC 3082	\$370,000	26-Apr-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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**309/48 OLEANDER DRIVE MILL
PARK VIC 3082**

 2  2  1

Sold Price

^{RS} **\$375,000**

Sold Date **29-Apr-24**

Distance **0.1km**



**204/40 BUSH BOULEVARD MILL
PARK VIC 3082**

 2  2  1

Sold Price

^{RS} **\$370,000**

Sold Date **26-Apr-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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