

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

112/40 BUSH BOULEVARD 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

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Jul 2023

to

30 Jun 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

302/40 BUSH BOULEVARD MILL PARK VIC 3082	\$412,000	12-Jul-24
206/30 BUSH BOULEVARD MILL PARK VIC 3082	\$405,500	05-Jun-24
109/30 OLEANDER DRIVE MILL PARK VIC 3082	\$396,000	28-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.~~

This Statement of Information was prepared on: 20 July 2024

Sugath Warnasuriya
P 039407 9100
M 0422577353
E sugath@residerre.com.au



**302/40 BUSH BOULEVARD MILL
PARK VIC 3082**

 2  2  1

Sold Price

^{RS} **\$412,000**

Sold Date

12-Jul-24

Distance

0.01km



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

 2  2  1

Sold Price

^{RS} **\$405,500**

Sold Date

05-Jun-24

Distance

0.07km



**109/30 OLEANDER DRIVE MILL
PARK VIC 3082**

 2  2  1

Sold Price

^{RS} **\$396,000**

Sold Date

28-Jun-24

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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