

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

302/48 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

\$389,000

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 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

105/40 BUSH BOULEVARD MILL PARK VIC 3082	\$395,000	22-Mar-24
307/24 OLEANDER DRIVE MILL PARK VIC 3082	\$385,000	12-Jun-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.~~

This Statement of Information was prepared on: 17 June 2024

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**105/40 BUSH BOULEVARD MILL
PARK VIC 3082**

 2  2  -

Sold Price **\$395,000** Sold Date **22-Mar-24**

Distance **0.1km**



**307/24 OLEANDER DRIVE MILL
PARK VIC 3082**

 2  2  1

Sold Price ^{RS} **\$385,000** Sold Date **12-Jun-24**

Distance **0.19km**



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

 2  2  1

Sold Price ^{RS} **\$405,500** Sold Date **05-Jun-24**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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