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<br>Including suburb and postcode | 111/40 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 | $359,000 | ~~or range between~~ | | & | |

## 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 |
|---|---|---|
| 211/30 OLEANDER DRIVE MILL PARK VIC 3082 | $367,500 | 24-Jan-23 |
| 103/55 OLEANDER DRIVE MILL PARK VIC 3082 | $390,000 | 24-Mar-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: 13 April 2023

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

2 2 1

Sold Price **$367,500** Sold Date **24-Jan-23**

Distance **0.28km**



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

2 2 1

Sold Price RS **$390,000** Sold Date **24-Mar-23**

Distance **0.16km**

**RS** = Recent sale **UN** = Undisclosed Sale

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