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	203/40 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	$379,000	~~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 May 2022	to	30 Apr 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
210/24 OLEANDER DRIVE MILL PARK VIC 3082	$385,000	29-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: 09 May 2023

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103/55 OLEANDER DRIVE MILL PARK VIC 3082

2 2 1

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

Distance **0.16km**



210/24 OLEANDER DRIVE MILL PARK VIC 3082

2 2 1

Sold Price **$385,000** Sold Date **29-Mar-23**

Distance **0.28km**

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

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