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	204/55 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	$390,000	&	$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$506,000	Property type	Unit	Suburb	Mill Park
Period-from	01 Sep 2020	to	31 Aug 2021	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
213/48 Oleander Drive Mill Park VIC 3082	$375,000	06-Jul-21
307/48 Oleander Drive Mill Park VIC 3082	$392,000	03-Apr-21
412/30 Bush Boulevard Mill Park VIC 3082	$407,000	10-Sep-21

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: 16 September 2021

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213/48 Oleander Drive Mill Park VIC 3082

2 2 1

Sold Price **$375,000** Sold Date **06-Jul-21**

Distance **0.1km**



307/48 Oleander Drive Mill Park VIC 3082

2 2 1

Sold Price **$392,000** Sold Date **03-Apr-21**

Distance **0.1km**



412/30 Bush Boulevard Mill Park VIC 3082

2 2 1

Sold Price RS **$407,000** Sold Date **10-Sep-21**

Distance **0.1km**

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

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