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

| 109/30 Oleander Drive, Mill Park Vic 3082 |

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between | $370,000 | & | $400,000 |

Median sale price

| Median price | $505,000 | Property Type | Unit | Suburb | Mill Park |

| Period - From | 04/06/2023 | to | 03/06/2024 | Source | REIV |

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 six 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
1	206/40 Bush Blvd MILL PARK 3082	$395,000	06/05/2024
2	411/30 Bush Blvd MILL PARK 3082	$390,000	21/05/2024
3	208/24 Oleander Dr MILL PARK 3082	$390,000	18/12/2023

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 six months.~~

This Statement of Information was prepared on: | 04/06/2024 12:09 |

CONSUMER AFFAIRS VICTORIA

109/30 Oleander Drive, Mill Park Vic 3082

2   **2**   **1**

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$370,000 - $400,000
Median Unit Price
04/06/2023 - 03/06/2024: $505,000

Comparable Properties

206/40 Bush Blvd MILL PARK 3082 (REI)

2   **2**   **1**

Price: $395,000
Method: Private Sale
Date: 06/05/2024
Property Type: Apartment

Agent Comments

411/30 Bush Blvd MILL PARK 3082 (REI)

2   **2**   **1**

Price: $390,000
Method: Private Sale
Date: 21/05/2024
Property Type: Apartment

Agent Comments

208/24 Oleander Dr MILL PARK 3082 (REI/VG)

2   **2**   **1**

Price: $390,000
Method: Private Sale
Date: 18/12/2023
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 94321444