

## 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

206/40 BUSH BOULEVARD MILL PARK VIC 3082

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Flats

Suburb

Mill Park

Period-from

01 Apr 2023

to

31 Mar 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	23-Apr-24
308/30 BUSH BOULEVARD MILL PARK VIC 3082	\$395,000	05-Feb-24
210/24 OLEANDER DRIVE MILL PARK VIC 3082	\$420,000	15-Mar-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: 30 April 2024



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

2 2 -

Sold Price

<sup>RS</sup>

**\$395,000**

Sold Date

**23-Apr-24**

Distance

**0km**



**308/30 BUSH BOULEVARD MILL  
PARK VIC 3082**

2 2 -

Sold Price

**\$395,000**

Sold Date

**05-Feb-24**

Distance

**0.07km**



**210/24 OLEANDER DRIVE MILL  
PARK VIC 3082**

2 2 -

Sold Price

<sup>RS</sup>

**\$420,000**

Sold Date

**15-Mar-24**

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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