

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



207/48 OLEANDER DRIVE, MILL PARK, VIC - - -

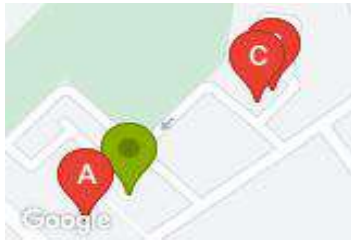
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$360,000 to \$396,000**

Provided by: sherry singh, Harcourts Rata & Co

## MEDIAN SALE PRICE



MILL PARK, VIC, 3082

Suburb Median Sale Price (Unit)

**\$478,750**

01 October 2022 to 30 September 2023

Provided by: pricfinder

## COMPARABLE PROPERTIES

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.



202/30 BUSH BVD, MILL PARK, VIC 3082

2 2 1

Sale Price

**\*\$370,000**

Sale Date: 06/10/2023

Distance from Property: 45m



24 OLEANDER DR, MILL PARK, VIC 3082

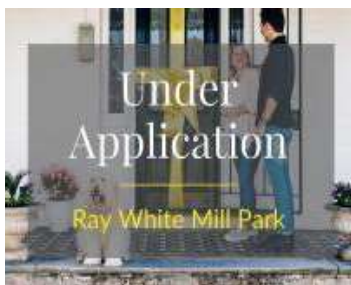
2 2 1

Sale Price

**\*\$375,000**

Sale Date: 04/10/2023

Distance from Property: 158m



306/24 OLEANDER DR, MILL PARK, VIC 3082

2 2 1

Sale Price

**\*\$375,000**

Sale Date: 04/10/2023

Distance from Property: 142m



This report has been compiled on 18/10/2023 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2023 - [www.pricfinder.com.au](http://www.pricfinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

207/48 OLEANDER DRIVE, MILL PARK, VIC 3082


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$360,000 to \$396,000

### Median sale price

Median price \$478,750 Property type Unit Suburb MILL PARK

Period 01 October 2022 to 30 September 2023 Source 

### Comparable property sales

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
202/30 BUSH BVD, MILL PARK, VIC 3082	*\$370,000	06/10/2023
24 OLEANDER DR, MILL PARK, VIC 3082	*\$375,000	04/10/2023
306/24 OLEANDER DR, MILL PARK, VIC 3082	*\$375,000	04/10/2023

This Statement of Information was prepared on: 18/10/2023