

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

310/48 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

\$359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Mill Park

Period-from

01 Sep 2022

to

31 Aug 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

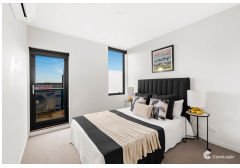
Date of sale

305/30 OLEANDER DRIVE MILL PARK VIC 3082	\$374,000	14-Aug-23
310/24 OLEANDER DRIVE MILL PARK VIC 3082	\$370,000	14-Aug-23
212/24 OLEANDER DRIVE MILL PARK VIC 3082	\$365,000	15-Jun-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: 26 September 2023

**305/30 OLEANDER DRIVE MILL
PARK VIC 3082**

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Sold Price **\$374,000** Sold Date **14-Aug-23**Distance **0.19km****310/24 OLEANDER DRIVE MILL
PARK VIC 3082**

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Sold Price ^{RS} **\$370,000** Sold Date **14-Aug-23**Distance **0.19km****212/24 OLEANDER DRIVE MILL
PARK VIC 3082**

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Sold Price **\$365,000** Sold Date **15-Jun-23**Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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