

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

21 Tonelli Crescent, Mill Park Vic 3082

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$672,500

Property Type House

Suburb Mill Park

Period - From 01/07/2019

to 30/09/2019

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	18 The Seekers Cr MILL PARK 3082	\$655,500	09/11/2019
2	53 Wenden Rd MILL PARK 3082	\$651,000	26/10/2019
3	17 Statesman Cr MILL PARK 3082	\$632,000	26/10/2019

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:

11/11/2019 10:28



Property Type: House (Previously Occupied - Detached)

Land Size: 594 sqm approx

Agent Comments

3 bedroom plus study

Indicative Selling Price

\$649,000

Median House Price

September quarter 2019: \$672,500

Comparable Properties



18 The Seekers Cr MILL PARK 3082 (REI)

Agent Comments



Price: \$655,500

Method: Auction Sale

Date: 09/11/2019

Rooms: 5

Property Type: House (Res)

Land Size: 542 sqm approx



53 Wenden Rd MILL PARK 3082 (REI)

Agent Comments



Price: \$651,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 534 sqm approx

17 Statesman Cr MILL PARK 3082 (REI)

Agent Comments



Price: \$632,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)