Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	21 Tonelli Crescent, Mill Park Vic 3082
Including suburb and	
postcode	

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	Pro	perty 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

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

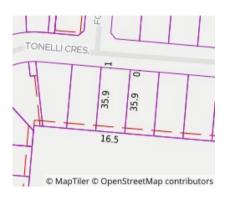
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/11/2019 10:28



Date of sale







Land Size: 594 sqm approx

Property Type: House (Previously Occupied - Detached)

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)



Price: \$655,500 Method: Auction Sale Date: 09/11/2019

Rooms: 5

Property Type: House (Res) Land Size: 542 sqm approx

Agent Comments



53 Wenden Rd MILL PARK 3082 (REI)

3





Price: \$651,000 Method: Auction Sale Date: 26/10/2019

Rooms: 5

Property Type: House (Res) Land Size: 534 sqm approx

Agent Comments

17 Statesman Cr MILL PARK 3082 (REI)





Price: \$632,000 Method: Auction Sale Date: 26/10/2019

Property Type: House (Res)

Agent Comments

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



