

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	4 Tonelli Cr MILL PARK 3082	\$720,666	28/04/2018
2	26 Arthur Phillip Way MILL PARK 3082	\$700,000	24/02/2018
3	29 St Claire Av SOUTH MORANG 3752	\$667,000	12/04/2018

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.



3   2   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 568 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$700,000  
**Median House Price**  
March quarter 2018: \$690,000

## Comparable Properties



4 Tonelli Cr MILL PARK 3082 (REI)

Agent Comments

3   2   2

**Price:** \$720,666  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** 4  
**Property Type:** House (Res)



26 Arthur Phillip Way MILL PARK 3082 (REI)

Agent Comments

3   2   1

**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 560 sqm approx



29 St Claire Av SOUTH MORANG 3752 (REI)

Agent Comments

3   2   2

**Price:** \$667,000  
**Method:** Private Sale  
**Date:** 12/04/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 525 sqm approx