

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

### Advisory

Consumer updates provided for the benefit of consumers have been included in the new Consumer Information Statement. Your health is a priority concern. Please take care of your health.

- When you are handling your health, please take care of your health.
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**MEETINGS AND APPOINTMENTS**

We have implemented measures to support you, including:

- If you have to attend a meeting, we will provide you with an alternative arrangement. Please advise us if you are ill in advance.
- We will assist with sharing and providing information.
- We will respect the recommended 2m distance.

**29 TENNYSON CIRCUIT, MILL PARK, VIC**

4 2 2

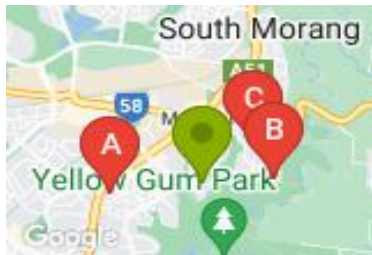
**Indicative Selling Price**

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

**Price Range: \$840,000 to \$924,000**

Provided by: Nicole Jahne, Harcourts Rata & Co

## MEDIAN SALE PRICE



**MILL PARK, VIC, 3082**

Suburb Median Sale Price (House)

**\$770,000**

01 October 2022 to 30 September 2023

Provided by: pricefinder

## 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.



**1 BUNDY PL, MILL PARK, VIC 3082**

4 2 2

Sale Price

**\$941,000**

Sale Date: 05/08/2023

Distance from Property: 1.2km



**5 STRINGYBARK PL, SOUTH MORANG, VIC**

4 2 2

Sale Price

**\*\$915,000**

Sale Date: 19/08/2023

Distance from Property: 937m



**5 PLATYPUS PL, SOUTH MORANG, VIC 3752**

4 2 2

Sale Price

**\$800,000**

Sale Date: 13/09/2023

Distance from Property: 852m



This report has been compiled on 01/11/2023 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.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](http://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

29 TENNYSON CIRCUIT, MILL PARK, VIC 3082

### Indicative selling price

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

Price Range: \$840,000 to \$924,000


### Median sale price

Median price: \$770,000

Property type: House

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
1 BUNDY PL, MILL PARK, VIC 3082	\$941,000	05/08/2023
5 STRINGYBARK PL, SOUTH MORANG, VIC 3752	*\$915,000	19/08/2023
5 PLATYPUS PL, SOUTH MORANG, VIC 3752	\$800,000	13/09/2023

This Statement of Information was prepared on: 01/11/2023