

A yellow bicycle with a brown leather saddle and handlebars is leaning against a white picket fence. A wicker basket filled with pink flowers is attached to the front handlebars. The background shows a blurred street scene with trees and buildings.

**RayWhite.**

**Statement  
of  
information**

17A STATESMAN CRESCENT, MILL PARK, VIC 3082  
PREPARED BY JOE TORZILLO , RAY WHITE BUNDOORA



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



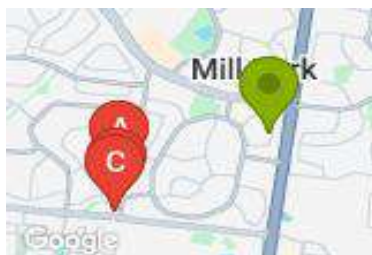
17A STATESMAN CRESCENT, MILL PARK, 2 1 1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)Price Range: **\$560,000 to \$610,000**

Provided by: Joe Torzillo , Ray White Bundoora

## MEDIAN SALE PRICE



MILL PARK, VIC, 3082

Suburb Median Sale Price (House)

**\$780,000**

01 October 2023 to 30 September 2024

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 agents representative considers to be most comparable to the property for sale.



243 BETULA AVE, MILL PARK, VIC 3082

3 1 1

Sale Price

**\$590,000**

Sale Date: 19/10/2024

Distance from Property: 1km



18/215 BETULA AVE, MILL PARK, VIC 3082

3 1 1

Sale Price

**\*\$570,000**

Sale Date: 12/10/2024

Distance from Property: 1.1km



5/215 BETULA AVE, MILL PARK, VIC 3082

3 1 1

Sale Price

**\$560,000**

Sale Date: 25/06/2024

Distance from Property: 1.2km

This report has been compiled on 21/11/2024 by Ray White Bundoora. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](https://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](https://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

17A STATESMAN CRESCENT, MILL PARK, VIC 3082

Indicative selling price

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

Price Range:

\$560,000 to \$610,000

Median sale price

Median price

\$780,000

Property type

House


Suburb

MILL PARK

Period

01 October 2023 to 30 September 2024

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
243 BETULA AVE, MILL PARK, VIC 3082	\$590,000	19/10/2024
18/215 BETULA AVE, MILL PARK, VIC 3082	*\$570,000	12/10/2024
5/215 BETULA AVE, MILL PARK, VIC 3082	\$560,000	25/06/2024

This Statement of Information was prepared on: 21/11/2024