

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 34 River Road, Millgrove Vic 3799

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$315,000 House X Unit Suburb Millgrove

Period - From 01/04/2017 to 30/06/2017 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	14 Patricia St MILLGROVE 3799	\$365,000	02/08/2017
2	5 Patrick St MILLGROVE 3799	\$364,000	18/08/2017
3	7 Derby St WARBURTON 3799	\$345,000	27/07/2017

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.



Rooms:
Property Type: House
Land Size: 1711m2 (approx.) sqm approx
 Agent Comments

Indicative Selling Price
 \$340,000 - \$370,000
Median House Price
 June quarter 2017: \$315,000

Comparable Properties



14 Patricia St MILLGROVE 3799 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 02/08/2017
Rooms: 6
Property Type: House
Land Size: 669 sqm approx

5 Patrick St MILLGROVE 3799 (REI)

Agent Comments



Price: \$364,000
Method: Private Sale
Date: 18/08/2017
Rooms: 1
Property Type: House
Land Size: 665 sqm approx



7 Derby St WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 27/07/2017
Rooms: 6
Property Type: House
Land Size: 696 sqm approx