

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Property offered for sa
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Address Including suburb and postcode	
postcode	

#### 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	Hou	se 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.

Add	dress 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.

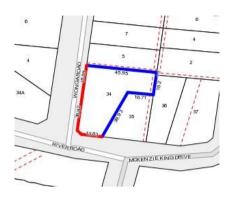




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Rooms:

Property Type: House

Land Size: 1711m2 (approx.) sqm

**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)

Price: \$365,000



Method: Private Sale Date: 02/08/2017 Rooms: 6 Property Type: House

Land Size: 669 sqm approx

**Agent Comments** 

5 Patrick St MILLGROVE 3799 (REI)

3





Price: \$364,000 Method: Private Sale Date: 18/08/2017 Rooms: 1

Property Type: House Land Size: 665 sqm approx Agent Comments

7 Derby St WARBURTON 3799 (REI/VG)







Price: \$345,000 Method: Private Sale Date: 27/07/2017 Rooms: 6

Property Type: House Land Size: 696 sqm approx **Agent Comments** 

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