

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

8 Pythias Court, Millgrove Vic 3799

### Indicative selling price

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

Range between \$480,000

&

\$520,000

### Median sale price

Median price \$417,500

House

X

Unit

Suburb or locality

Millgrove

Period - From 01/07/2018

to

30/06/2019

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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		
2		
3		

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

Samantha Price

5967 1277

0438 795 190

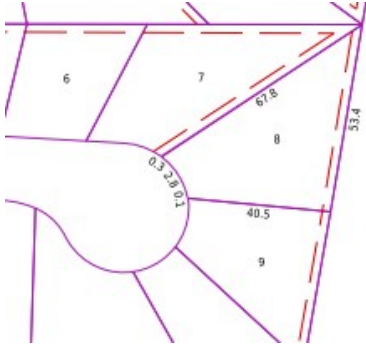
samantha@bellrealestate.com.au

**Indicative Selling Price**

\$480,000 - \$520,000

**Median House Price**

Year ending June 2019: \$417,500



**Rooms:**

**Property Type:** Land

**Land Size:** 1542 sqm approx

Agent Comments

## Comparable Properties



**4 Prospect Av WARBURTON 3799 (REI/VG)**

Agent Comments



**Price:** \$540,000

**Method:** Private Sale

**Date:** 08/05/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 1773 sqm approx



**25 Dammans Rd WARBURTON 3799 (REI)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 24/04/2019

**Rooms:** 5

**Property Type:** House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.