## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	12 River Road, Millgrove Vic 3799
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$570,000 & \$610	10,000
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### Median sale price

Median price	\$602,500	Pro	perty Type	House		Suburb	Millgrove
Period - From	01/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	7 Margaret Ct MILLGROVE 3799	\$615,000	30/04/2024
2	1 Hodge Ct MILLGROVE 3799	\$590,000	26/02/2024
3	101 Wonga Rd MILLGROVE 3799	\$580,000	11/04/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/07/2024 11:15

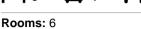




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**Indicative Selling Price** \$570,000 - \$610,000 **Median House Price** March quarter 2024: \$602,500





Property Type: House Land Size: 746 sqm approx

**Agent Comments** 



# Comparable Properties



7 Margaret Ct MILLGROVE 3799 (VG)

**-**3





Price: \$615,000 Method: Sale Date: 30/04/2024

Property Type: Development Site (Res)

Land Size: 919 sqm approx

**Agent Comments** 



1 Hodge Ct MILLGROVE 3799 (REI/VG)







Price: \$590,000 Method: Private Sale Date: 26/02/2024 Property Type: House Land Size: 951 sqm approx **Agent Comments** 



101 Wonga Rd MILLGROVE 3799 (REI/VG)

**—** 3







Price: \$580.000 Method: Private Sale Date: 11/04/2024 Property Type: House Land Size: 991 sqm approx **Agent Comments** 

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