

# 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

12 River Road, Millgrove Vic 3799

### Indicative selling price

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

Range between

\$570,000

&

\$610,000

### Median sale price

Median price

\$602,500

Property 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	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 comparable properties 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



3 1 1

**Rooms:** 6

**Property Type:** House

**Land Size:** 746 sqm approx

Agent Comments

## Comparable Properties



**7 Margaret Ct MILLGROVE 3799 (VG)**

Agent Comments

3 - -

**Price:** \$615,000

**Method:** Sale

**Date:** 30/04/2024

**Property Type:** Development Site (Res)

**Land Size:** 919 sqm approx



**1 Hodge Ct MILLGROVE 3799 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 26/02/2024

**Property Type:** House

**Land Size:** 951 sqm approx



**101 Wonga Rd MILLGROVE 3799 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 11/04/2024

**Property Type:** House

**Land Size:** 991 sqm approx

**Account** - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807