

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

5 Patrick Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$449,000

Property Type House

Suburb Millgrove

Period - From 01/01/2020

to 31/03/2020

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	30 Christine St MILLGROVE 3799	\$450,000	20/02/2020
2	6 Wonga Rd MILLGROVE 3799	\$449,000	18/03/2020
3	33 Cavanagh Rd MILLGROVE 3799	\$430,000	21/02/2020

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:

27/04/2020 16:04



 3  1  2

Property Type: House
Land Size: 668 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median House Price
March quarter 2020: \$449,000

Comparable Properties

30 Christine St MILLGROVE 3799 (REI/VG)

Agent Comments

 3  2  1

Price: \$450,000
Method: Private Sale
Date: 20/02/2020
Property Type: House
Land Size: 679 sqm approx

6 Wonga Rd MILLGROVE 3799 (REI)

Agent Comments

 3  1  2

Price: \$449,000
Method: Private Sale
Date: 18/03/2020
Property Type: House
Land Size: 852 sqm approx



33 Cavanagh Rd MILLGROVE 3799 (REI)

Agent Comments

 3  1  2

Price: \$430,000
Method: Private Sale
Date: 21/02/2020
Property Type: House
Land Size: 1079 sqm approx