

## 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	13 James Street, Millgrove Vic 3799
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### Indicative selling price

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

Single price \$450,000

### Median sale price

Median price	\$343,000	House	X	Unit		Suburb	Millgrove
Period - From	01/01/2017	to	31/12/2017	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.~~

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 two kilometres of the property for sale in the last six months.

13 James Street, Millgrove Vic 3799



Team Yarra Valley

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**Indicative Selling Price**

\$450,000

**Median House Price**

Year ending December 2017: \$343,000



 3  1  5

**Rooms:**

**Property Type:** House

**Land Size:** 665 sqm approx

Agent Comments

## Comparable Properties



**8 Hodge Ct MILLGROVE 3799 (REI)**

Agent Comments

 3  1  1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 29/01/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 686 sqm approx

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.