

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

53 Wonga Road, Millgrove Vic 3799

Indicative selling price

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

Range between

\$250,000

&

\$275,000

Median sale price

Median price

\$557,500

Property Type

House

Suburb

Millgrove

Period - From

23/01/2023

to

22/01/2024

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	113 Wonga Rd MILLGROVE 3799	\$240,000	10/10/2023
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.

This Statement of Information was prepared on:

23/01/2024 13:36

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Indicative Selling Price
\$250,000 - \$275,000

Median House Price
23/01/2023 - 22/01/2024: \$557,500



Property Type:
Divorce/Estate/Family Transfers
Land Size: 837 sqm approx
Agent Comments

Comparable Properties



113 Wonga Rd MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$240,000
Method: Private Sale
Date: 10/10/2023
Property Type: Land
Land Size: 939 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.