

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

4 BACCHUS CRESCENT MILLGROVE VIC 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Millgrove

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

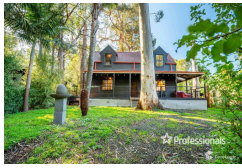
Date of sale

18 RIVER ROAD MILLGROVE VIC 3799	\$500,000	11-Aug-23
28 THE CRESCENT WESBURN VIC 3799	\$505,000	28-Sep-23
104 WONGA ROAD MILLGROVE VIC 3799	\$550,000	03-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 09 January 2024



18 RIVER ROAD MILLGROVE VIC 3799

Sold Price

\$500,000

Sold Date

11-Aug-23

 3

 1

 2

Distance

0.8km



28 THE CRESCENT WESBURN VIC 3799

Sold Price

^{RS} **\$505,000**

Sold Date

28-Sep-23

 3

 1

 -

Distance

0.83km



104 WONGA ROAD MILLGROVE VIC 3799

Sold Price

\$550,000

Sold Date

03-Aug-23

 3

 1

 2

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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