

40 Sherriff Close, Millgrove Vic 3799

BELL REAL ESTATE

Rebecca Doolan

03 5967 1277

0401 832 068

bec@bellrealestate.com.au

Indicative Selling Price

\$780,000 - \$858,000

Median House Price

Year ending March 2017: \$299,500



4 2 0

Rooms:

Property Type: House

Land Size: 39846 sqm

Agent Comments

Comparable Properties



2891 Warburton Hwy WESBURN 3799 (REI/VG) **Agent Comments**

4 2 6

Price: \$820,000

Method: Private Sale

Date: 28/12/2016

Rooms: 8

Property Type: House

Land Size: 9121 sqm



23 Coleman St YARRA JUNCTION 3797 (REI) **Agent Comments**

4 2 6

Price: \$790,000

Method: Private Sale

Date: 20/03/2017

Rooms: 10

Property Type: House

Land Size: 11022 sqm

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 property is unique for the area we don't get a lot of acreage properties with this particular style of home and magnificent views, so in regards to comparables I was only able to source 2.

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

40 Sherriff Close, Millgrove Vic 3799

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000

&

\$858,000

Median sale price

Median price \$299,500

House

X

Suburb

Millgrove

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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 property is unique for the area we don't get a lot of acreage properties with this particular style of home and magnificent views, so in regards to comparables I was only able to source 2.