

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

23 Ronald Grove, Millgrove Vic 3799

Indicative selling price

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

Range between

\$360,000

&

\$390,000

Median sale price

Median price

\$408,000

House

X

Unit

Suburb

Millgrove

Period - From

01/07/2017

to

30/06/2018

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	7 Pamela Ct MILLGROVE 3799	\$360,000	30/01/2018
2	50 Mckenzie King Dr MILLGROVE 3799	\$360,000	11/05/2018
3	25 Christine St MILLGROVE 3799	\$370,000	09/05/2018

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.



 2  1  0

Rooms:

Property Type: House

Land Size: 679 sqm approx

Agent Comments

Comparable Properties



7 Pamela Ct MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  -

Price: \$360,000

Method: Private Sale

Date: 30/01/2018

Rooms: 5

Property Type: House

Land Size: 778 sqm approx



50 McKenzie King Dr MILLGROVE 3799 (VG)

Agent Comments

 3  -  -

Price: \$360,000

Method: Sale

Date: 11/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 656 sqm approx



25 Christine St MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  2

Price: \$370,000

Method: Private Sale

Date: 09/05/2018

Rooms: -

Property Type: House

Land Size: 662 sqm approx