

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

8 Patricia Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$390,000

&

\$429,000

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 | 12 Pamela Ct MILLGROVE 3799 | \$410,000 | 03/01/2018 |
| 2 | 21 Carroll Av MILLGROVE 3799 | \$410,000 | 18/01/2018 |
| 3 | 5 Essex St WARBURTON 3799 | \$410,000 | 10/11/2017 |

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.

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Indicative Selling Price

\$390,000 - \$429,000

Median House Price

Year ending December 2017: \$343,000



3 1 0

Rooms:

Property Type: House

Land Size: 678 sqm approx

Agent Comments

Comparable Properties



12 Pamela Ct MILLGROVE 3799 (REI)

Agent Comments

3 1 2

Price: \$410,000

Method: Private Sale

Date: 03/01/2018

Rooms: 4

Property Type: House

Land Size: 1169 sqm approx



21 Carroll Av MILLGROVE 3799 (REI)

Agent Comments

3 1 1

Price: \$410,000

Method: Private Sale

Date: 18/01/2018

Rooms: 6

Property Type: House



5 Essex St WARBURTON 3799 (REI)

Agent Comments

3 1 2

Price: \$410,000

Method: Private Sale

Date: 10/11/2017

Rooms: 7

Property Type: House

Land Size: 1021 sqm approx