

# 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

14 Patricia Street, Millgrove Vic 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$605,000 Property Type House Suburb Millgrove

Period - From 01/01/2024 to 31/12/2024 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	7 Damon Ct MILLGROVE 3799	\$630,000	22/10/2024
2	66 Wonga Rd MILLGROVE 3799	\$652,500	08/10/2024
3	31 Christine St MILLGROVE 3799	\$680,000	23/09/2024

**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:

19/02/2025 12:06



 3    1    4

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$660,000

**Median House Price**

Year ending December 2024: \$605,000

## Comparable Properties



**7 Damon Ct MILLGROVE 3799 (REI/VG)**

**Agent Comments**

 3    2    2

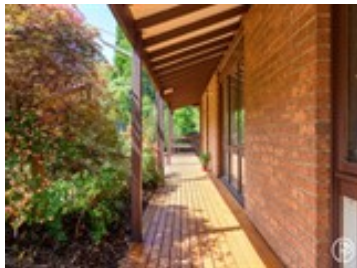
**Price:** \$630,000

**Method:** Private Sale

**Date:** 22/10/2024

**Property Type:** House

**Land Size:** 796 sqm approx



**66 Wonga Rd MILLGROVE 3799 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$652,500

**Method:** Private Sale

**Date:** 08/10/2024

**Property Type:** House

**Land Size:** 831 sqm approx



**31 Christine St MILLGROVE 3799 (REI/VG)**

**Agent Comments**

 3    1    3

**Price:** \$680,000

**Method:** Private Sale

**Date:** 23/09/2024

**Property Type:** House

**Land Size:** 688 sqm approx