

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

34 Tulloch Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$315,000 House X Unit Suburb Millgrove

Period - From 01/04/2017 to 30/06/2017 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	51 Wonga Rd MILLGROVE 3799	\$365,000	24/07/2017
2	14 Patricia St MILLGROVE 3799	\$365,000	02/08/2017
3	7 Derby St WARBURTON 3799	\$345,000	27/07/2017

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.~~



 3  1  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 834 sqm approx

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median House Price

June quarter 2017: \$315,000

Comparable Properties



51 Wonga Rd MILLGROVE 3799 (REI)

Agent Comments

 3  1  2

Price: \$365,000

Method: Private Sale

Date: 24/07/2017

Rooms: 3

Property Type: House

Land Size: 1640 sqm approx



14 Patricia St MILLGROVE 3799 (REI)

Agent Comments

 3  1  1

Price: \$365,000

Method: Private Sale

Date: 02/08/2017

Rooms: 6

Property Type: House

Land Size: 669 sqm approx



7 Derby St WARBURTON 3799 (REI)

Agent Comments

 3  1  1

Price: \$345,000

Method: Private Sale

Date: 27/07/2017

Rooms: 6

Property Type: House

Land Size: 696 sqm approx