

Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale											
Address Including suburb and postcode		3 Ronald Grove, Millgrove Vic 3799									
Indicative selli	ng pric	е									
For the meaning of	of this p	rice see	consu	umer.vic.gov	.au/u	ınderqu	oting				
Range between \$380,		000		&		\$410,000					
Median sale price											
Median price	\$408,00	0	Hous	se X	Un	nit			Suburb	Millgrove	
Period - From (01/07/20)17	to	30/06/2018		S	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.

Add	dress of comparable property	Price	Date of sale
1	147 Wonga Rd MILLGROVE 3799	\$390,000	19/07/2018
2	23 Ronald Gr MILLGROVE 3799	\$395,000	02/08/2018
3	1 Valerie St MILLGROVE 3799	\$408,000	03/05/2018

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.

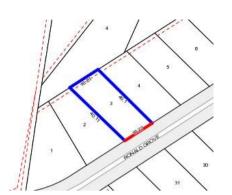






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Indicative Selling Price \$380,000 - \$410,000 **Median House Price** Year ending June 2018: \$408,000





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 664 sqm approx

Agent Comments

Comparable Properties



147 Wonga Rd MILLGROVE 3799 (REI/VG)





Price: \$390,000 Method: Private Sale Date: 19/07/2018 Rooms: 6

Property Type: House

Land Size: 1843 sqm approx

23 Ronald Gr MILLGROVE 3799 (REI)

-2





Price: \$395.000 Method: Private Sale Date: 02/08/2018 Rooms: 3

Property Type: House Land Size: 679 sqm approx **Agent Comments**

Agent Comments



1 Valerie St MILLGROVE 3799 (REI/VG)



Price: \$408,000 Method: Private Sale Date: 03/05/2018 Rooms: 4

Property Type: House Land Size: 620 sqm approx **Agent Comments**

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