

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

3 Ronald Grove, Millgrove Vic 3799

Indicative selling price

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

Range between

\$380,000

&

\$410,000

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	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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



147 Wonga Rd MILLGROVE 3799 (REI/VG)

Agent Comments



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)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 02/08/2018

Rooms: 3

Property Type: House

Land Size: 679 sqm approx



1 Valerie St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$408,000

Method: Private Sale

Date: 03/05/2018

Rooms: 4

Property Type: House

Land Size: 620 sqm approx