

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 William Crescent, Millgrove Vic 3799

Indicative selling price

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

Range between \$330,000 & \$350,000

Median sale price

Median price \$417,500

Property Type House

Suburb Millgrove

Period - From 01/07/2018

to 30/06/2019

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	2 Bacchus Cr MILLGROVE 3799	\$345,000	20/06/2019
2	51 Mckenzie King Dr MILLGROVE 3799	\$337,000	04/04/2019
3			

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:

18/09/2019 14:52



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Property Type: House

Land Size: 761 sqm approx

Agent Comments

Comparable Properties



2 Bacchus Cr MILLGROVE 3799 (REI/VG)

Agent Comments

 2  1  1

Price: \$345,000

Method: Private Sale

Date: 20/06/2019

Rooms: 3

Property Type: House

Land Size: 776 sqm approx



51 Mckenzie King Dr MILLGROVE 3799 (VG)

Agent Comments

 2  -  -

Price: \$337,000

Method: Sale

Date: 04/04/2019

Property Type: House (Res)

Land Size: 756 sqm approx

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.