

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

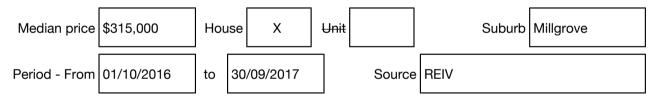
27 Carroll Avenue, Millgrove Vic 3799

Indicative selling price

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

 Range between
 \$340,000
 &
 \$374,000

Median sale price



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	4 Winn St MILLGROVE 3799	\$375,000	31/07/2017
2	6 Tulloch St MILLGROVE 3799	\$363,000	18/08/2017
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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: House (Res) Land Size: 712 sqm approx Agent Comments 03 5967 1277 0401 832 068 bec@bellrealestate.com.au Indicative Selling Price

Rebecca Doolan

Indicative Selling Price \$340,000 - \$374,000 Median House Price Year ending September 2017: \$315,000

Comparable Properties





Price: \$345,000 Method: Private Sale Date: 27/07/2017 Rooms: 6 Property Type: House Land Size: 696 sqm approx

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