

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

75 Wonga Road, Millgrove Vic 3799

Indicative selling price

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

Range between \$420,000

&

\$440,000

Median sale price

Median price \$437,500

Property Type House

Suburb Millgrove

Period - From 01/10/2019

to 30/09/2020

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	13 Patricia St MILLGROVE 3799	\$421,000	29/10/2020
2	2 James St MILLGROVE 3799	\$420,000	07/07/2020
3	6 Patrick St MILLGROVE 3799	\$410,000	29/07/2020

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:

09/12/2020 10:22



 3  1  2

Property Type: House
Land Size: 1232 sqm approx
Agent Comments

Indicative Selling Price
\$420,000 - \$440,000
Median House Price
Year ending September 2020: \$437,500

Comparable Properties



13 Patricia St MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  2

Price: \$421,000
Method: Private Sale
Date: 29/10/2020
Property Type: House
Land Size: 665 sqm approx



2 James St MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  2

Price: \$420,000
Method: Private Sale
Date: 07/07/2020
Rooms: 5
Property Type: House
Land Size: 758 sqm approx



6 Patrick St MILLGROVE 3799 (REI)

Agent Comments

 3  1  2

Price: \$410,000
Method: Private Sale
Date: 29/07/2020
Property Type: House
Land Size: 667 sqm approx