## 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 betweer	n \$420,000		&		\$440,000					
Median sale price										
Median price	\$437,500	Pro	Property Type		House		Suburb	Millgrove		
Period - From	01/10/2019	to	30/09/2020		So	urce	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	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









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) 3 1 2 Price: \$421,000 Method: Private Sale Date: 29/10/2020 Property Type: House Land Size: 665 sqm approx	Agent Comments
2 James St MILLGROVE 3799 (REI/VG) 3 1 2 Price: \$420,000 Method: Private Sale Date: 07/07/2020 Rooms: 5 Property Type: House Land Size: 758 sqm approx	Agent Comments
6 Patrick St MILLGROVE 3799 (REI) 3 1 2 Price: \$410,000 Method: Private Sale Date: 29/07/2020 Property Type: House Land Size: 667 sqm approx	Agent Comments

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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.