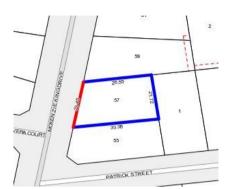


Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

**Indicative Selling Price** \$290,000 - \$315,000 **Median House Price** Year ending March 2017: \$299,500



# Rooms:

Property Type: House Land Size: 650 sqm **Agent Comments** 

### Comparable Properties



7 Winn St MILLGROVE 3799 (REI)

Price: \$305,550 Method: Private Sale Date: 07/03/2017 Rooms: 3

Property Type: House Land Size: 657 sqm

**Agent Comments** 



21 Carroll Av MILLGROVE 3799 (REI/VG)

**1** 3





Price: \$305,000 Method: Private Sale Date: 14/02/2017 Rooms: 4

Property Type: House Land Size: 670 sqm

**Agent Comments** 



8 Bedford St MILLGROVE 3799 (REI/VG)



Price: \$297,000 Method: Private Sale Date: 23/01/2017 Rooms: 9

Property Type: House Land Size: 659 sqm

**Agent Comments** 

Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466

Generated: 15/05/2017 15:24







Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| Property of | offered | for | sale |
|-------------|---------|-----|------|
|-------------|---------|-----|------|

| Address<br>Including suburb and<br>postcode |  |
|---|--|
|   |  |

#### Indicative selling price

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

| Range between | \$290,000    | & | \$315,000 |
|---------------|--------------|---|-----------|
|               | <del>+</del> |   | 70.10,000 |

#### Median sale price

| Median price \$2 | 299,500   | Но | ouse X     |   | Su     | burb | Millgrove |
|------------------|-----------|----|------------|---|--------|------|-----------|
| Period - From 0  | 1/04/2016 | to | 31/03/2017 | 7 | Source | REIV | 1         |

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|--------------------------------|-----------|--------------|
| 7 Winn St MILLGROVE 3799       | \$305,550 | 07/03/2017   |
| 21 Carroll Av MILLGROVE 3799   | \$305,000 | 14/02/2017   |
| 8 Bedford St MILLGROVE 3799    | \$297,000 | 23/01/2017   |



