

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

1 James Street, Millgrove Vic 3799

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$364,000

House

X

Unit

Suburb

Millgrove

Period - From

01/07/2017

to

30/09/2017

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	23 Patrick St MILLGROVE 3799	\$400,000	09/09/2017
2	27 Carroll Av MILLGROVE 3799	\$410,000	02/11/2017
3	5 Essex St WARBURTON 3799	\$410,000	10/11/2017

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.



 3  1  1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 671 sqm approx

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median House Price

September quarter 2017: \$364,000

Comparable Properties

23 Patrick St MILLGROVE 3799 (VG)

Agent Comments

 4  -  -

Price: \$400,000

Method: Sale

Date: 09/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 660 sqm approx



27 Carroll Av MILLGROVE 3799 (REI)

Agent Comments

 3  1  -

Price: \$410,000

Method: Private Sale

Date: 02/11/2017

Rooms: 6

Property Type: House

Land Size: 712 sqm approx



5 Essex St WARBURTON 3799 (REI)

Agent Comments

 3  1  2

Price: \$410,000

Method: Private Sale

Date: 10/11/2017

Rooms: 7

Property Type: House

Land Size: 1021 sqm approx