

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

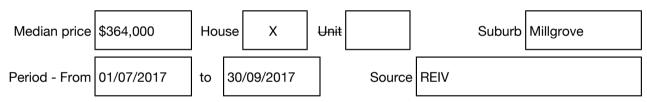
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Indicative selling price

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

Range between	\$390,000	&	\$420,000

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	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

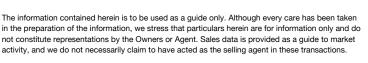
OR

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.

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

propertydata

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1 James Street, Millgrove Vic 3799





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 671 sqm approx Agent Comments 03 5967 1800 03 5966 2800 sales@mcmath.com.au Indicative Selling Price

Team Yarra Valley

\$390,000 - \$420,000 **Median House Price** September quarter 2017: \$364,000

Comparable Properties

23 Patrick St MILLGROVE 3799 (VG) 23 Patrick St MILLGROVE 3799 (VG) 24 20 - 25 - 25 - 25 - 25 - 25 - 25 - 25 -	Agent Comments
27 Carroll Av MILLGROVE 3799 (REI) 3 1 2 - Price: \$410,000 Method: Private Sale Date: 02/11/2017 Rooms: 6 Property Type: House Land Size: 712 sqm approx	Agent Comments
5 Essex St WARBURTON 3799 (REI) 3 1 2 Price: \$410,000 Method: Private Sale Date: 10/11/2017 Rooms: 7 Property Type: House Land Size: 1021 sqm approx	Agent Comments

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