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	14 James Street, Millgrove Vic 3799
Including suburb and	
postcode	

Indicative selling price

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

Range between \$590,000 & \$649,000	Range between	\$590,000	&	\$649,000
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Median sale price

Median price	\$595,000	Pro	perty Type	House		Suburb	Millgrove
Period - From	01/10/2023	to	30/09/2024		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
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1	37 Carroll Av MILLGROVE 3799	\$605,000	07/12/2024
2	7 Damon Ct MILLGROVE 3799	\$630,000	22/10/2024
3	66 Wonga Rd MILLGROVE 3799	\$652,500	08/10/2024

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:	14/01/2025 12:09





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Property Type: House **Land Size:** 659 sqm approx

Agent Comments

Indicative Selling Price \$590,000 - \$649,000 Median House Price Year ending September 2024: \$595,000

Comparable Properties



37 Carroll Av MILLGROVE 3799 (REI)

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a 1

Price: \$605,000 Method: Private Sale Date: 07/12/2024 Property Type: House Land Size: 665 sqm approx

Agent Comments



7 Damon Ct MILLGROVE 3799 (REI/VG)

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Agent Comments

Price: \$630,000 Method: Private Sale Date: 22/10/2024 Property Type: House Land Size: 796 sqm approx



66 Wonga Rd MILLGROVE 3799 (REI/VG)

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Price: \$652,500 Method: Private Sale Date: 08/10/2024 Property Type: House Land Size: 831 sqm approx Agent Comments

Account - Property Partners in Real Estate | P: 0429888367





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