



 3    2    1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 738 sqm

Agent Comments

## Comparable Properties



11 William Cr MILLGROVE 3799 (REI)

Agent Comments

 4    2    2

**Price:** \$375,000

**Method:** Private Sale

**Date:** 19/03/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 679 sqm



10 Mildura Av WARBURTON 3799 (REI)

Agent Comments

 3    1    1

**Price:** \$365,000

**Method:** Private Sale

**Date:** 06/12/2016

**Rooms:** 4

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 827 sqm

104 Wonga Rd MILLGROVE 3799 (REI)

Agent Comments

 3    2    -

**Price:** \$345,000

**Method:** Private Sale

**Date:** 27/03/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 837 sqm

## 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

39 Christine Street, Millgrove Vic 3799

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$385,000

#### Median sale price

Median price \$299,500

House X

Suburb Millgrove

Period - From 01/04/2016 to 31/03/2017

Source REIV

#### 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
11 William Cr MILLGROVE 3799	\$375,000	19/03/2017
10 Mildura Av WARBURTON 3799	\$365,000	06/12/2016
104 Wonga Rd MILLGROVE 3799	\$345,000	27/03/2017