

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





Rooms: Property Type: House (Res) Land Size: 738 sqm Agent Comments Indicative Selling Price \$350,000 - \$385,000 Median House Price Year ending March 2017: \$299,500

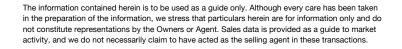
Comparable Properties

	11 William Cr MILLGROVE 3799 (REI) 4 2 2	Agent Comments
	Price: \$375,000	
	Method: Private Sale Date: 19/03/2017	
	Rooms: 5	
	Property Type: House	
	Land Size: 679 sqm	
MALE SA	10 Mildura Av WARBURTON 3799 (REI)	Agent Comments
EFFT.E.	1 - 1 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
	i i i i i i i i i i i i i i i i i i i	-
	Price: \$345,000	-
	Method: Private Sale	
	Date: 27/03/2017	
	Rooms: -	
	Property Type: House	
	Land Size: 837 sqm	

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

property data

Generated: 05/05/2017 14:52







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 39 Christine 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\$350,000&\$385,000Median sale priceMedian price\$299,500HouseXSuburbPeriod - From01/04/2016to31/03/2017SourceREIV

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

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

Generated: 05/05/2017 14:52

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



