

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

35 Wonga Road, Millgrove Vic 3799

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$492,500

Property Type House

Suburb Millgrove

Period - From 01/10/2020

to 30/09/2021

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	18 Kent St WARBURTON 3799	\$620,000	20/09/2021
2	25 Kent St WARBURTON 3799	\$600,000	07/08/2021
3	46 Wonga Rd MILLGROVE 3799	\$590,000	13/06/2021

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:

11/11/2021 11:57



Property Type: House (Previously Occupied - Detached)
Land Size: 835 sqm approx
 Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median House Price

Year ending September 2021: \$492,500

Comparable Properties



18 Kent St WARBURTON 3799 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 20/09/2021
Property Type: House
Land Size: 1275 sqm approx



25 Kent St WARBURTON 3799 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 07/08/2021
Property Type: House (Res)
Land Size: 951 sqm approx



46 Wonga Rd MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 13/06/2021
Property Type: House
Land Size: 841 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122