

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

9 Damon Court, Millgrove Vic 3799

Indicative selling price

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

Range between \$460,000

&

\$500,000

Median sale price

Median price \$415,000

Property Type House

Suburb Millgrove

Period - From 23/01/2019

to 22/01/2020

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	5 Lillis Ct MILLGROVE 3799	\$485,000	28/10/2019
2	6 Hearse Rd MILLGROVE 3799	\$466,000	31/10/2019
3			

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:

23/01/2020 13:16



Rooms: 3

Property Type: House (Previously Occupied - Detached)

Land Size: 842 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$460,000 - \$500,000

Median House Price

23/01/2019 - 22/01/2020: \$415,000

Comparable Properties



5 Lillis Ct MILLGROVE 3799 (REI/VG)

[Agent Comments](#)



Price: \$485,000

Method: Private Sale

Date: 28/10/2019

Property Type: House

Land Size: 860 sqm approx



6 Hearse Rd MILLGROVE 3799 (REI)

[Agent Comments](#)



Price: \$466,000

Method: Private Sale

Date: 31/10/2019

Rooms: 6

Property Type: House

Land Size: 791 sqm approx

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.