

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

32 Patrick Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$390,000

&

\$425,000

Median sale price

Median price \$449,000

Property Type House

Suburb Millgrove

Period - From 01/01/2020

to

31/03/2020

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	10 Christine St MILLGROVE 3799	\$425,000	01/02/2020
2	8 Patrick St MILLGROVE 3799	\$415,000	04/12/2019
3	14 Patricia St MILLGROVE 3799	\$415,000	24/01/2020

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:

12/05/2020 10:19

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Indicative Selling Price

\$390,000 - \$425,000

Median House Price

March quarter 2020: \$449,000



Property Type: Land

Land Size: 659 sqm approx

Agent Comments

Comparable Properties



10 Christine St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 01/02/2020

Rooms: 8

Property Type: House

Land Size: 664 sqm approx



8 Patrick St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 04/12/2019

Property Type: House

Land Size: 686 sqm approx



14 Patricia St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 24/01/2020

Rooms: 6

Property Type: House

Land Size: 669 sqm approx