

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

104 Wonga Road, Millgrove Vic 3799

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$590,000

Property Type House

Suburb Millgrove

Period - From 01/04/2022

to 31/03/2023

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 Whinwell St MILLGROVE 3799	\$557,500	28/01/2023
2	2 Bedford St MILLGROVE 3799	\$540,000	28/01/2023
3	6 Bedford St MILLGROVE 3799	\$535,000	28/04/2023

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:

26/06/2023 14:44



Property Type: House
Land Size: 837 sqm approx
Agent Comments

Indicative Selling Price
\$530,000 - \$560,000
Median House Price
Year ending March 2023: \$590,000

Comparable Properties



5 Whinwell St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$557,500
Method: Private Sale
Date: 28/01/2023
Property Type: House
Land Size: 692 sqm approx



2 Bedford St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 28/01/2023
Property Type: House
Land Size: 645 sqm approx



6 Bedford St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 28/04/2023
Property Type: House
Land Size: 668 sqm approx