

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

24 Ronald Grove, Millgrove Vic 3799

Indicative selling price

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

Range between \$380,000

&

\$410,000

Median sale price

Median price \$422,500

Property Type House

Suburb Millgrove

Period - From 01/04/2019

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	23 Christine St MILLGROVE 3799	\$400,000	28/04/2020
2			
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:

09/06/2020 14:57

24 Ronald Grove, Millgrove Vic 3799



Team Yarra Valley

03 5967 1800

03 5966 2800

sales@mcmath.com.au

Indicative Selling Price

\$380,000 - \$410,000

Median House Price

Year ending March 2020: \$422,500



2 1 0

Property Type: House (Res)

Land Size: 662 sqm approx

Agent Comments

Comparable Properties



23 Christine St MILLGROVE 3799 (REI)

Agent Comments

3 1 2

Price: \$400,000

Method: Private Sale

Date: 28/04/2020

Rooms: 6

Property Type: House

Land Size: 653 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.

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



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.