

Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

## 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 uding suburb and postcode 26 Patrick Street, Millgrove Vic 3799							
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
\$360,000	&	\$375,000					
Median sale price							
\$417,500	House X	Unit	Suburk	Millgrove			
01/07/2018	to 30/06/2019	Source	REIV				
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### 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	36 William Cr MILLGROVE 3799	\$360,000	15/05/2019
2	22 William Cr MILLGROVE 3799	\$365,000	09/06/2019
3	23 Dee Rd MILLGROVE 3799	\$366,200	24/04/2019

#### 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.







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**Indicative Selling Price** \$360,000 - \$375,000 **Median House Price** Year ending June 2019: \$417,500



Rooms:

Property Type: House (Res) Land Size: 674 (approx) sqm

**Agent Comments** 

# Comparable Properties



36 William Cr MILLGROVE 3799 (REI/VG)



Price: \$360,000 Method: Private Sale Date: 15/05/2019

Rooms: -

Property Type: House Land Size: 731 sqm approx **Agent Comments** 



22 William Cr MILLGROVE 3799 (REI)

**-**2





Price: \$365,000 Method: Private Sale Date: 09/06/2019 Rooms: 6

Property Type: House Land Size: 660 sqm approx Agent Comments



23 Dee Rd MILLGROVE 3799 (VG)





Price: \$366,200 Method: Sale Date: 24/04/2019 Rooms: -

Property Type: House (Res) Land Size: 1017 sqm approx **Agent Comments** 

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