

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

26 Patrick Street, Millgrove Vic 3799

Indicative selling price

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

Range between

\$360,000

&

\$375,000

Median sale price

Median price

\$417,500

House

X

Unit

Suburb

Millgrove

Period - From

01/07/2018

to

30/06/2019

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	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.



 2  1  1

Rooms:

Property Type: House (Res)

Land Size: 674 (approx) sqm
approx

Agent Comments

Comparable Properties



36 William Cr MILLGROVE 3799 (REI/VG)

Agent Comments

 2  1  1

Price: \$360,000

Method: Private Sale

Date: 15/05/2019

Rooms: -

Property Type: House

Land Size: 731 sqm approx



22 William Cr MILLGROVE 3799 (REI)

Agent Comments

 2  1  1

Price: \$365,000

Method: Private Sale

Date: 09/06/2019

Rooms: 6

Property Type: House

Land Size: 660 sqm approx



23 Dee Rd MILLGROVE 3799 (VG)

Agent Comments

 2  -  -

Price: \$366,200

Method: Sale

Date: 24/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 1017 sqm approx