

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

8 Hearse Road, Millgrove Vic 3799

Indicative selling price

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

Range between

\$380,000

&

\$418,000

Median sale price

Median price

\$440,000

Property Type

House

Suburb

Millgrove

Period - From

01/05/2020

to

30/04/2021

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	29 Carroll Av MILLGROVE 3799	\$420,000	17/12/2020
2	33 Christine St MILLGROVE 3799	\$400,000	11/01/2021
3	11 Christine St MILLGROVE 3799	\$400,000	18/11/2020

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:

01/05/2021 10:26

8 Hearse Road, Millgrove Vic 3799



Property Type: House (Previously Occupied - Detached)

Land Size: 787 sqm approx

Agent Comments

Indicative Selling Price

\$380,000 - \$418,000

Median House Price

01/05/2020 - 30/04/2021: \$440,000

Comparable Properties



29 Carroll Av MILLGROVE 3799 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 17/12/2020

Property Type: House (Res)

Land Size: 674 sqm approx



33 Christine St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 11/01/2021

Property Type: House

Land Size: 689 sqm approx



11 Christine St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 18/11/2020

Rooms: 6

Property Type: House

Land Size: 656 sqm approx

Account - Barry Plant Emerald Sales