

## Statement of Information

**Single residential property located outside the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address  
Including suburb or  
locality and postcode

30 Dee Road, Millgrove Vic 3799

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000

&amp;

\$385,000

**Median sale price**

Median price \$443,500

House

X

Unit

Suburb or locality Millgrove

Period - From 01/01/2018

to

31/03/2018

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

- A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	7 Pamela Ct MILLGROVE 3799	\$360,000	30/01/2018
2	2 Pierre Ct MILLGROVE 3799	\$341,000	21/07/2017
3	23 Mckenzie King Dr MILLGROVE 3799	\$338,000	06/09/2017

**OR**

- B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.