

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

16 Wonga Road, Millgrove Vic 3799

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$315,000 House ☒ Unit ☐ Suburb Millgrove

Period - From 01/04/2017 to 30/06/2017 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	2 Pierre Ct MILLGROVE 3799	\$341,000	21/07/2017
2	19 Dee Rd MILLGROVE 3799	\$310,000	01/07/2017
3	24 Mckenzie King Dr MILLGROVE 3799	\$300,000	29/08/2017

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.~~



3 1 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 839 sqm approx

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median House Price

June quarter 2017: \$315,000

Comparable Properties



2 Pierre Ct MILLGROVE 3799 (REI/VG)

Agent Comments

3 1 3

Price: \$341,000

Method: Private Sale

Date: 21/07/2017

Rooms: 4

Property Type: House

Land Size: 663 sqm approx



19 Dee Rd MILLGROVE 3799 (VG)

Agent Comments

2 - -

Price: \$310,000

Method: Sale

Date: 01/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 1161 sqm approx



24 McKenzie King Dr MILLGROVE 3799 (REI)

Agent Comments

3 1 -

Price: \$300,000

Method: Private Sale

Date: 29/08/2017

Rooms: 4

Property Type: House

Land Size: 659 sqm approx