

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

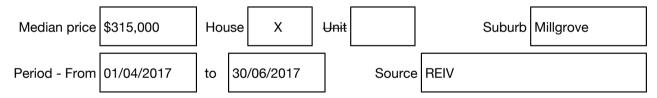
16 Wonga Road, Millgrove Vic 3799

Indicative selling price

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

Range between	\$320,000	&	\$350,000	
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Median sale price



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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









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



Image: 3Image: 1Image: 3Price: \$341,000Method: Private SaleDate: 21/07/2017Rooms: 4Property Type: HouseLand Size: 663 sqm approx

2 Pierre Ct MILLGROVE 3799 (REI/VG)

Agent Comments

Agent Comments



19 Dee Rd MILLGROVE 3799 (VG)



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

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