# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6 Pierre Court, Millgrove Vic 3799

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	een \$620,000		&		\$680,000				
Median sale price									
Median price	\$595,000	Pro	Property Type H		House		Suburb	Millgrove	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	66 Wonga Rd MILLGROVE 3799	\$652,500	08/10/2024
2	31 Christine St MILLGROVE 3799	\$680,000	23/09/2024
3	6 Winn St MILLGROVE 3799	\$640,000	26/05/2024

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:

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**Property Type:** House (Res) **Land Size:** 1021 sqm approx Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median House Price Year ending September 2024: \$595,000

# **Comparable Properties**

66 Wonga Rd MILLGROVE 3799 (REI) 3 1 2 Price: \$652,500 Method: Private Sale Date: 08/10/2024 Property Type: House Land Size: 831 sqm approx	Agent Comments
31 Christine St MILLGROVE 3799 (REI) 3 1 3 3 Price: \$680,000 Method: Private Sale Date: 23/09/2024 Property Type: House Land Size: 688 sqm approx	Agent Comments
6 Winn St MILLGROVE 3799 (REI/VG) → 3 → 2 → - Price: \$640,000 Method: Private Sale Date: 26/05/2024 Property Type: House Land Size: 664 sqm approx	Agent Comments

#### Account - Property Partners in Real Estate | P: 0429888367



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