## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address Including suburb and postcode	14 Patricia Street, Millgrove Vic 3799

## Indicative selling price

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

Range between \$620,000 &	\$680,000
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#### Median sale price

Median price	\$595,000	Pro	perty Type	House		Suburb	Millgrove
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	7 Damon Ct MILLGROVE 3799	\$630,000	22/10/2024
2	66 Wonga Rd MILLGROVE 3799	\$652,500	08/10/2024
3	31 Christine St MILLGROVE 3799	\$680,000	23/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/01/2025 09:46





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Property Type: House **Agent Comments** 

**Indicative Selling Price** \$620,000 - \$680,000 **Median House Price** Year ending September 2024: \$595,000

## Comparable Properties



7 Damon Ct MILLGROVE 3799 (REI/VG)

Price: \$630,000 Method: Private Sale Date: 22/10/2024 Property Type: House

Land Size: 796 sqm approx

**Agent Comments** 



66 Wonga Rd MILLGROVE 3799 (REI/VG)

Agent Comments

Price: \$652,500 Method: Private Sale Date: 08/10/2024 Property Type: House Land Size: 831 sqm approx



31 Christine St MILLGROVE 3799 (REI)

Price: \$680,000 Method: Private Sale Date: 23/09/2024 Property Type: House Land Size: 688 sqm approx **Agent Comments** 

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