

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

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

Median sale price

Median price \$595,000 Property 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	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 comparable properties 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



 3  1  4

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)

Agent Comments

 3  2  2

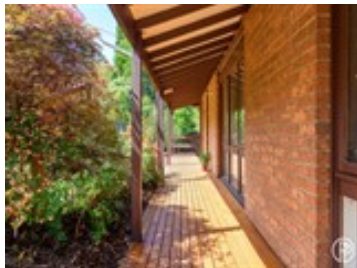
Price: \$630,000

Method: Private Sale

Date: 22/10/2024

Property Type: House

Land Size: 796 sqm approx



66 Wonga Rd MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  2

Price: \$652,500

Method: Private Sale

Date: 08/10/2024

Property Type: House

Land Size: 831 sqm approx



31 Christine St MILLGROVE 3799 (REI)

Agent Comments

 3  1  3

Price: \$680,000

Method: Private Sale

Date: 23/09/2024

Property Type: House

Land Size: 688 sqm approx