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**Indicative Selling Price**

\$360,000 - \$396,000

**Median House Price**

Year ending March 2017: \$299,500



3 3 0

**Rooms:**

**Property Type:** House

**Land Size:** 800 sqm

Agent Comments

## Comparable Properties



**6 Dee Rd MILLGROVE 3799 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$395,000

**Method:** Private Sale

**Date:** 23/09/2016

**Rooms:** 6

**Property Type:** House

**Land Size:** 1223 sqm



**11 William Cr MILLGROVE 3799 (REI)**

Agent Comments

4 2 2

**Price:** \$375,000

**Method:** Private Sale

**Date:** 19/03/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 679 sqm

**3071 Warburton Hwy MILLGROVE 3799 (VG)**

Agent Comments

3 - -

**Price:** \$365,000

**Method:** Sale

**Date:** 29/11/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1307 sqm

## 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

19 River Road, Millgrove Vic 3799

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000

&amp;

\$396,000

## Median sale price

Median price \$299,500

House

X

Suburb

Millgrove

Period - From 01/04/2016

to

31/03/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6 Dee Rd MILLGROVE 3799	\$395,000	23/09/2016
11 William Cr MILLGROVE 3799	\$375,000	19/03/2017
3071 Warburton Hwy MILLGROVE 3799	\$365,000	29/11/2016