

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

7 Carroll Avenue Millgrove VIC 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,875

Property type

House

Suburb

Millgrove

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 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

5 Ronald Grove Millgrove VIC 3799	\$561,000	16-Jun-21
55 McKenzie King Drive Millgrove VIC 3799	\$580,000	18-Sep-21
46 Wonga Road Millgrove VIC 3799	\$590,000	13-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 23 November 2021



5 Ronald Grove Millgrove VIC 3799 Sold Price **\$561,000** Sold Date **16-Jun-21**

 3  1  -

Distance **0.33km**



55 McKenzie King Drive Millgrove VIC 3799 Sold Price ^{RS} **\$580,000** Sold Date **18-Sep-21**

 3  1  2

Distance **0.18km**



46 Wonga Road Millgrove VIC 3799 Sold Price **\$590,000** Sold Date **13-Jun-21**

 3  1  -

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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