

### 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

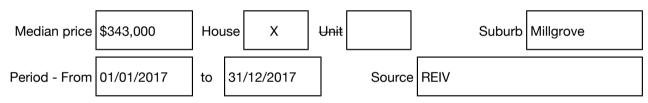
7 Pamela Court, Millgrove Vic 3799

#### Indicative selling price

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

Range between	\$340,000	&	\$370,000

#### Median sale price



#### 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	14 Patricia St MILLGROVE 3799	\$365,000	02/08/2017
2	6 Tulloch St MILLGROVE 3799	\$363,000	18/08/2017
3	23 Mckenzie King Dr MILLGROVE 3799	\$338,000	06/09/2017

#### 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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807

propertydata

#### Generated: 22/01/2018 16:26

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: House Land Size: 778 sqm approx Agent Comments Indicative Selling Price \$340,000 - \$370,000 Median House Price Year ending December 2017: \$343,000

## **Comparable Properties**

14 Patricia St MILLGROVE 3799 (REI/VG)   1 <t< th=""><th>Agent Comments</th></t<>	Agent Comments
6 Tulloch St MILLGROVE 3799 (REI/VG) 3 1 1 1 Price: \$363,000 Method: Private Sale Date: 18/08/2017 Rooms: 4 Property Type: House Land Size: 826 sqm approx	Agent Comments
23 Mckenzie King Dr MILLGROVE 3799 (REI/VG) 23 1 1 1 1 Price: \$338,000 Method: Private Sale Date: 06/09/2017 Rooms: 5 Property Type: House Logo Gran Gran Gran Gran Gran Gran Gran Gran	Agent Comments

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807

Land Size: 989 sqm approx

Generated: 22/01/2018 16:26

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



