

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

17 Tulloch Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$410,000 & \$440,000

Median sale price

Median price \$405,000 Property Type House Suburb Millgrove

Period - From 08/01/2019 to 07/01/2020 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	3 Hodge Ct MILLGROVE 3799	\$435,000	22/10/2019
2	8 Patrick St MILLGROVE 3799	\$415,000	04/12/2019
3	17 Patricia St MILLGROVE 3799	\$415,000	15/10/2019

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:

08/01/2020 13:04

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Indicative Selling Price

\$410,000 - \$440,000

Median House Price

08/01/2019 - 07/01/2020: \$405,000



4 1 0

Property Type: House

Land Size: 1112 sqm approx

Agent Comments

Comparable Properties



3 Hodge Ct MILLGROVE 3799 (REI/VG)

Agent Comments

3 1 1

Price: \$435,000

Method: Private Sale

Date: 22/10/2019

Rooms: 6

Property Type: House

Land Size: 623 sqm approx



8 Patrick St MILLGROVE 3799 (REI)

Agent Comments

3 2 -

Price: \$415,000

Method: Private Sale

Date: 04/12/2019

Property Type: House

Land Size: 686 sqm approx



17 Patricia St MILLGROVE 3799 (REI)

Agent Comments

3 1 1

Price: \$415,000

Method: Private Sale

Date: 15/10/2019

Rooms: 7

Property Type: House