Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	50 Wonga Road, Millgrove Vic 3799
Including suburb and	
postcode	

Indicative selling price

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

Range between \$430,000 & \$460,000	Range between	\$430,000	&	\$460,000
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Median sale price

Median price	\$415,000	Pro	perty Type	House		Suburb	Millgrove
Period - From	01/01/2019	to	31/12/2019		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	3 Winn St MILLGROVE 3799	\$450,000	19/08/2019
2	3 Hodge Ct MILLGROVE 3799	\$435,000	22/10/2019
3			

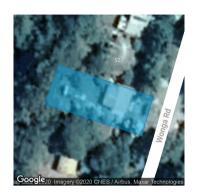
OR

В* 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:	29/01/2020 15:01









Property Type: House **Land Size:** 857 sqm approx Agent Comments

Indicative Selling Price \$430,000 - \$460,000 Median House Price Year ending December 2019: \$415,000

Comparable Properties



3 Winn St MILLGROVE 3799 (REI/VG)

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Price: \$450,000 Method: Private Sale Date: 19/08/2019 Rooms: 6

Property Type: House Land Size: 653 sqm approx **Agent Comments**



3 Hodge Ct MILLGROVE 3799 (REI/VG)

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Price: \$435,000 Method: Private Sale Date: 22/10/2019 Rooms: 6

Property Type: House **Land Size:** 623 sqm approx

Agent Comments

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.

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