

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

50 Wonga Road, Millgrove Vic 3799

Indicative selling price

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

Range between \$430,000

&

\$460,000

Median sale price

Median price \$415,000

Property 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 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 Winn St MILLGROVE 3799	\$450,000	19/08/2019
2	3 Hodge Ct MILLGROVE 3799	\$435,000	22/10/2019
3			

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:

29/01/2020 15:01



 3  2  3

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)

Agent Comments

 3  1  1

Price: \$450,000
Method: Private Sale
Date: 19/08/2019
Rooms: 6
Property Type: House
Land Size: 653 sqm approx



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

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.