

## 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

3 Adrienne Court Millgrove VIC 3799

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Millgrove

Period-from

01 Sep 2020

to

31 Aug 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

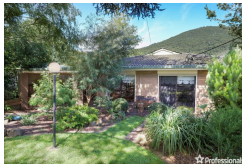
Date of sale

|  |           |           |
|--|-----------|-----------|
| 8 Derby Street Warburton VIC 3799      | \$605,250 | 09-Apr-21 |
| 25 Christine Street Millgrove VIC 3799 | \$660,000 | 07-May-21 |
| 5 Essex Street Warburton VIC 3799      | \$660,000 | 29-Mar-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 September 2021



**8 Derby Street Warburton VIC 3799** Sold Price **\$605,250** Sold Date **09-Apr-21**

 2  1  2

Distance **1.57km**



**25 Christine Street Millgrove VIC 3799** Sold Price **\$660,000** Sold Date **07-May-21**

 3  1  1

Distance **0.58km**



**5 Essex Street Warburton VIC 3799** Sold Price Sold Date **29-Mar-21**

 2  1  2

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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