## 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	35 Moore Crescent, Millgrove Vic 3799
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$560,000	&	\$590,000
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#### Median sale price

Median price	\$550,000	Pro	perty Type	House		Suburb	Millgrove
Period - From	01/07/2023	to	30/09/2023		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	7 Gillis St MILLGROVE 3799	\$585,000	30/06/2023
2	4 River Rd MILLGROVE 3799	\$570,000	06/09/2023
3	2897 Warburton Hwy WESBURN 3799	\$560,000	19/05/2023

#### 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:	23/10/2023 16:37













Property Type: House Land Size: 648 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$560,000 - \$590,000 **Median House Price** September quarter 2023: \$550,000

# Comparable Properties



7 Gillis St MILLGROVE 3799 (REI/VG)





Price: \$585,000 Method: Private Sale Date: 30/06/2023 Property Type: House Land Size: 1005 sqm approx **Agent Comments** 

4 River Rd MILLGROVE 3799 (VG)

**—** 2





Price: \$570,000 Method: Sale Date: 06/09/2023

Property Type: House (Res) Land Size: 1685 sqm approx Agent Comments



2897 Warburton Hwy WESBURN 3799 (REI)

Price: \$560.000 Method: Private Sale Date: 19/05/2023 Property Type: House

Land Size: 752.23 sqm approx

Agent Comments

Account - Property Partners in Real Estate | P: 0429888367





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