

# 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

35 Moore Crescent, Millgrove Vic 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$590,000

### Median sale price

Median price \$550,000 Property 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



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**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)**

**Agent Comments**

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

**4 River Rd MILLGROVE 3799 (VG)**

**Agent Comments**

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**Price:** \$570,000  
**Method:** Sale  
**Date:** 06/09/2023  
**Property Type:** House (Res)  
**Land Size:** 1685 sqm approx



**2897 Warburton Hwy WESBURN 3799 (REI)**

**Agent Comments**

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**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 19/05/2023  
**Property Type:** House  
**Land Size:** 752.23 sqm approx