

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

17 Patricia Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$390,000

&

\$429,000

Median sale price

Median price \$417,500

Property Type House

Suburb Millgrove

Period - From 01/07/2018

to 30/06/2019

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	57 McKenzie King Dr MILLGROVE 3799	\$420,000	15/05/2019
2	52 McKenzie King Dr MILLGROVE 3799	\$390,000	01/08/2019
3	29 Patrick St MILLGROVE 3799	\$390,000	27/07/2019

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:

08/10/2019 12:30

Rebecca Doolan

03 5967 1277

0401 832 068

bec@bellrealestate.com.au

Indicative Selling Price

\$390,000 - \$429,000

Median House Price

Year ending June 2019: \$417,500



Property Type: House (Res)

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



57 McKenzie King Dr MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 15/05/2019

Property Type: House

Land Size: 646 sqm approx



52 McKenzie King Dr MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 01/08/2019

Rooms: 6

Property Type: House

Land Size: 673 sqm approx



29 Patrick St MILLGROVE 3799 (REI)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 27/07/2019

Property Type: House

Land Size: 664 sqm approx