

Leah Bannerman 03 5967 1277 0448 924 266

leah@bellrealestate.com.au

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

ss |13 Wonga Road, Millgrove Vic 3799 d le

#### Indicative selling price

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

Range between \$395,000 &	\$434,000
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#### Median sale price

Median price	\$412,000	Hou	use X	Unit		Suburb	Millgrove
Period - From	01/10/2017	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	45 Wonga Rd MILLGROVE 3799	\$425,000	01/11/2018
2	57 Wonga Rd MILLGROVE 3799	\$415,000	30/08/2018
3	75 Wonga Rd MILLGROVE 3799	\$408,000	12/09/2018

#### 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





### 13 Wonga Road, Millgrove Vic 3799





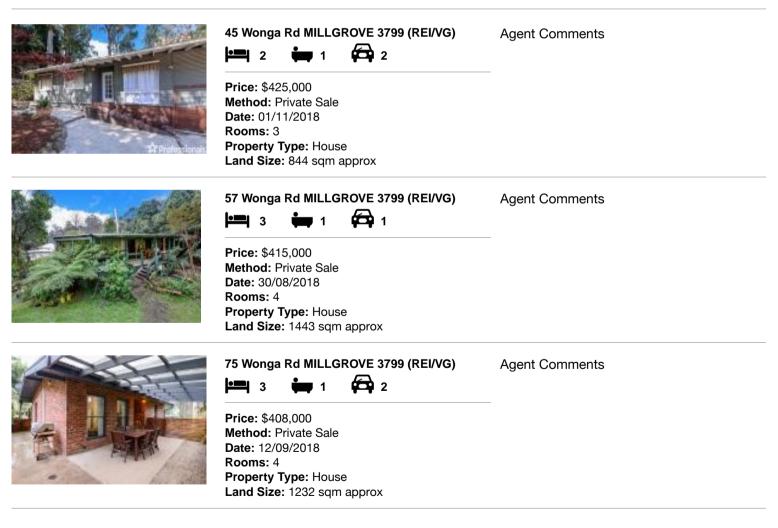


Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 827 sqm approx Agent Comments 03 5967 1277 0448 924 266 leah@bellrealestate.com.au

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Indicative Selling Price \$395,000 - \$434,000 Median House Price Year ending September 2018: \$412,000

## **Comparable Properties**



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