

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

34 Christine Street, Millgrove Vic 3799

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$602,500

Property Type

House

Suburb

Millgrove

Period - From

01/07/2023

to

30/06/2024

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 Derby St WARBURTON 3799	\$540,000	07/05/2024
2	4 Bacchus Cr MILLGROVE 3799	\$530,000	19/02/2024
3	19 York St WARBURTON 3799	\$500,000	19/02/2024

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:

06/08/2024 15:52



Property Type:
Divorce/Estate/Family Transfers
Land Size: 667 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median House Price
Year ending June 2024: \$602,500

Comparable Properties



7 Derby St **WARBURTON 3799 (REI/VG)**

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 07/05/2024
Property Type: House
Land Size: 696 sqm approx

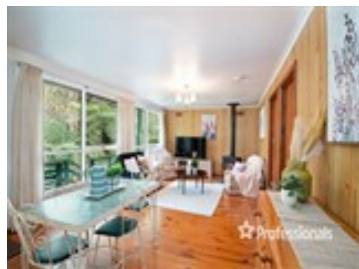


4 Bacchus Cr **MILLGROVE 3799 (REI/VG)**

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 795 sqm approx



19 York St **WARBURTON 3799 (REI/VG)**

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 1748 sqm approx