

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

22 William Crescent, Millgrove Vic 3799

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$411,000 House X Unit Suburb Millgrove

Period - From 01/04/2018 to 31/03/2019 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	34 Carroll Av MILLGROVE 3799	\$390,000	08/01/2019
2	60-62 Wonga Rd MILLGROVE 3799	\$382,000	02/02/2019
3	36 William Cr MILLGROVE 3799	\$360,000	15/05/2019

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.

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Indicative Selling Price

\$360,000 - \$390,000

Median House Price

Year ending March 2019: \$411,000



2 1 1

Rooms:

Property Type: House

Land Size: 665 sqm approx

Agent Comments

Comparable Properties



34 Carroll Av MILLGROVE 3799 (REI/VG)

Agent Comments

2 1 2

Price: \$390,000

Method: Private Sale

Date: 08/01/2019

Rooms: 3

Property Type: House

Land Size: 744 sqm approx



60-62 Wonga Rd MILLGROVE 3799 (REI)

Agent Comments

2 1 2

Price: \$382,000

Method: Private Sale

Date: 02/02/2019

Rooms: 4

Property Type: House

Land Size: 1929 sqm approx



36 William Cr MILLGROVE 3799 (REI)

Agent Comments

2 1 1

Price: \$360,000

Method: Private Sale

Date: 15/05/2019

Rooms: -

Property Type: House

Land Size: 731 sqm approx