

Rebecca Doolan 03 5967 1277 0401 832 068

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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

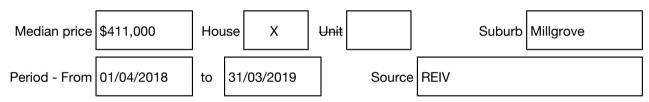
22 William Crescent, Millgrove Vic 3799

Indicative selling price

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

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

Median sale price



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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propertydata

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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.









Rooms: Property Type: House Land Size: 665 sqm approx Agent Comments 03 5967 1277 0401 832 068 bec@bellrealestate.com.au

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Indicative Selling Price \$360,000 - \$390,000 Median House Price Year ending March 2019: \$411,000

Comparable Properties

| 34 Carroll Av MILLGROVE 3799 (REI/VG) 2 1 2 Price: \$390,000 Method: Private Sale Date: 08/01/2019 Rooms: 3 Property Type: House Land Size: 744 sqm approx | Agent Comments |
|--|----------------|
| 60-62 Wonga Rd MILLGROVE 3799 (REI) 2 1 2 2 2 2 2 Price: \$382,000 Method: Private Sale Date: 02/02/2019 Rooms: 4 Property Type: House Land Size: 1929 sqm approx | Agent Comments |
| 36 William Cr MILLGROVE 3799 (REI) 2 1 1 1 Price: \$360,000 Method: Private Sale Date: 15/05/2019 Rooms: - Property Type: House Land Size: 731 sqm approx | Agent Comments |

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