

David Carroll 03 5964 2277 0419 539 320 david@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								
Addres Including suburb an postcod	rb and							
Indicative selling p	rice							
For the meaning of thi	s price see	consumer.vic.gov.au	u/underquoting					
Range between \$36	0,000	&	\$390,000					
Median sale price								
Median price \$412	000	House X	Unit	Suburb Millgrove				
Period - From 01/10)/2017	to 30/09/2018	Source F	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	12 Hearse Rd MILLGROVE 3799	\$400,000	08/10/2018
2	23 Ronald Gr MILLGROVE 3799	\$395,000	02/08/2018
3	50 Mckenzie King Dr MILLGROVE 3799	\$360,000	11/05/2018

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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Indicative Selling Price \$360,000 - \$390,000 **Median House Price** Year ending September 2018: \$412,000





Property Type: House Land Size: 819 sqm approx

Agent Comments

Comparable Properties



12 Hearse Rd MILLGROVE 3799 (REI)







Price: \$400,000 Method: Private Sale Date: 08/10/2018

Rooms: 7

Property Type: House Land Size: 788 sqm approx

23 Ronald Gr MILLGROVE 3799 (REI)





Price: \$395,000 Method: Private Sale Date: 02/08/2018

Rooms: 3

Property Type: House Land Size: 679 sqm approx

50 Mckenzie King Dr MILLGROVE 3799 (VG)

1 3





Price: \$360,000 Method: Sale Date: 11/05/2018

Rooms: -

Property Type: House (Res) Land Size: 656 sqm approx

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807





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.

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Agent Comments

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