

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

18 RIVER ROAD MILLGROVE VIC 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Millgrove

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

12 PAMELA COURT MILLGROVE VIC 3799	\$535,000	19-Apr-23
2 BEDFORD STREET MILLGROVE VIC 3799	\$540,000	30-Jan-23
35 RIVER ROAD MILLGROVE VIC 3799	\$550,000	09-Mar-23

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 6 months.

This Statement of Information was prepared on: 15 July 2023


**12 PAMELA COURT MILLGROVE
VIC 3799**
 3  1  -

Sold Price

\$535,000

Sold Date

19-Apr-23

Distance

0.74km

**2 BEDFORD STREET MILLGROVE
VIC 3799**
 3  2  1

Sold Price

\$540,000

Sold Date

30-Jan-23

Distance

0.58km

**35 RIVER ROAD MILLGROVE VIC
3799**
 3  1  -

Sold Price

^{RS} **\$550,000**

Sold Date

09-Mar-23

Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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