

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

3 Lillis Court, Millgrove Vic 3799

Indicative selling price

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

Range between

\$320,000

&

\$350,000

Median sale price

Median price

\$364,000

House

X

Unit

Suburb

Millgrove

Period - From

01/07/2017

to

30/09/2017

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	23 Mckenzie King Dr MILLGROVE 3799	\$338,000	06/09/2017
2	2 Pierre Ct MILLGROVE 3799	\$341,000	21/07/2017
3	7 Derby St WARBURTON 3799	\$345,000	27/07/2017

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.



Rooms:

Property Type: House (Res)

Land Size: 666 sqm approx

Agent Comments

Comparable Properties



23 McKenzie King Dr MILLGROVE 3799 (REI)

Agent Comments



Price: \$338,000

Method: Private Sale

Date: 06/09/2017

Rooms: 5

Property Type: House

Land Size: 989 sqm approx



2 Pierre Ct MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$341,000

Method: Private Sale

Date: 21/07/2017

Rooms: 4

Property Type: House

Land Size: 663 sqm approx



7 Derby St WARBURTON 3799 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 27/07/2017

Rooms: 6

Property Type: House

Land Size: 696 sqm approx