

Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

							3	ection 47	АГ	- 01	the E	State	Ag	ents Act 1960
Property offered f	or sa	ale												
Address Including suburb and postcode		36 William Crescent, Millgrove Vic 3799												
Indicative selling	price)												
For the meaning of th	his pri	ice see	cons	sume	er.vic.gov.	.au/ι	ınd	erquoting						
Range between \$350,		000			&		\$385,000							
Median sale price														
Median price \$41	\$413,500 F			ouse X			Unit				S	uburb	Mil	lgrove
Period - From 01/0	1 - From 01/01/2018				to 31/12/2018				Source REIV					
Comparable prop	erty s	sales (*Del	ete	A or B b	elo	w a	s applic	abl	le)				
A* These are the months that property for	the e	state a												the last six trable to the
Address of comparable property										Price)		Date of sale	
1														
2														
3														
OR														

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 \$350,000 - \$385,000 **Median House Price** Year ending December 2018: \$413,500



Rooms:

Property Type: House Land Size: 731 sqm approx

Agent Comments

Comparable Properties



39 Wonga Rd MILLGROVE 3799 (REI/VG)

Price: \$362,000 Method: Private Sale Date: 29/11/2018 Rooms: 5

Property Type: House Land Size: 819 sqm approx

47 Mckenzie King Dr MILLGROVE 3799

(REI/VG)





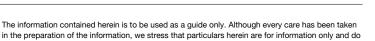
Price: \$370.000 Method: Private Sale Date: 31/10/2018 Rooms: 2

Property Type: House Land Size: 596 sqm approx Agent Comments

Agent Comments

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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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