

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 Wonga Road, Millgrove Vic 3799

Indicative selling price

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

Range between

\$445,000

&

\$475,000

Median sale price

Median price

\$415,000

Property Type

House

Suburb

Millgrove

Period - From

01/10/2019

to

31/12/2019

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	15 Patrick St MILLGROVE 3799	\$402,500	28/11/2019
2	8 Patrick St MILLGROVE 3799	\$415,000	04/12/2019
3	33 Cavanagh Rd MILLGROVE 3799	\$430,000	21/02/2020

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.~~

This Statement of Information was prepared on:

14/04/2020 13:49

3 Wonga Road, Millgrove Vic 3799



Team Yarra Valley

03 5967 1800

03 5966 2800

sales@mcmath.com.au

Indicative Selling Price

\$445,000 - \$475,000

Median House Price

December quarter 2019: \$415,000



3 2 2

Property Type: House

Land Size: 851 sqm approx

Agent Comments

Comparable Properties



15 Patrick St MILLGROVE 3799 (REI/VG)

Agent Comments

3 1 2

Price: \$402,500

Method: Private Sale

Date: 28/11/2019

Rooms: 6

Property Type: House

Land Size: 648 sqm approx



8 Patrick St MILLGROVE 3799 (REI/VG)

Agent Comments

3 2 -

Price: \$415,000

Method: Private Sale

Date: 04/12/2019

Property Type: House

Land Size: 686 sqm approx



33 Cavanagh Rd MILLGROVE 3799 (REI)

Agent Comments

3 1 2

Price: \$430,000

Method: Private Sale

Date: 21/02/2020

Property Type: House

Land Size: 1079 sqm approx

Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466



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.