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 betweer	\$445,000		&		\$475,000					
Median sale p	rice									
Median price	\$415,000	Pro	operty Type	Hou	se		Suburb	Millgrove		
Period - From	01/10/2019	to	31/12/2019		So	urce	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	lress 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.

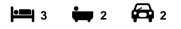
This Statement of Information was prepared on:

14/04/2020 13:49



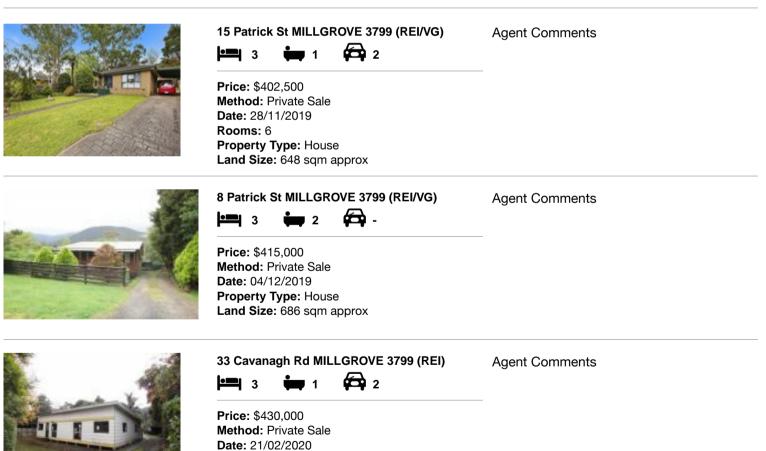


Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au



Property Type: House **Land Size:** 851 sqm approx Agent Comments Indicative Selling Price \$445,000 - \$475,000 Median House Price December quarter 2019: \$415,000

Comparable Properties



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

Property Type: House Land Size: 1079 sqm approx



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.