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	14 Patricia Street, Millgrove Vic 3799
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$620,000	&	\$680,000
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Median sale price

Median price	\$595,000	Pro	perty Type	House		Suburb	Millgrove
Period - From	01/10/2023	to	30/09/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

93 Wonga Rd MILLGROVE 3799

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	6 Winn St MILLGROVE 3799	\$640,000	26/05/2024
2	9 Lillis Ct MILLGROVE 3799	\$625,000	21/05/2024

OR

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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:	13/11/2024 16:59



16/05/2024

\$665,000



Rebecca Halit 0429 888 367 rebecca@propertypartnersre.com.au

Rooms: 6

Property Type: House Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price \$620,000 - \$680,000 **Median House Price** Year ending September 2024: \$595,000

Comparable Properties



6 Winn St MILLGROVE 3799 (REI/VG)

Price: \$640,000 Method: Private Sale Date: 26/05/2024 Property Type: House Land Size: 664 sqm approx **Agent Comments**



9 Lillis Ct MILLGROVE 3799 (REI/VG)

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Agent Comments

Price: \$625,000 Method: Private Sale Date: 21/05/2024 Property Type: House Land Size: 662 sqm approx



93 Wonga Rd MILLGROVE 3799 (REI/VG)

Price: \$665,000 Method: Private Sale Date: 16/05/2024 Property Type: House Land Size: 827 sqm approx

Agent Comments

Account - Property Partners in Real Estate | P: 0429888367





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