

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

14 Patricia Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$595,000 Property 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)

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
3	93 Wonga Rd MILLGROVE 3799	\$665,000	16/05/2024

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:

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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)

Agent Comments



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



9 Lillis Ct MILLGROVE 3799 (REI/VG)

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)

Agent Comments



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