

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

19 Wonga Road, Millgrove Vic 3799

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$570,000

Property Type House

Suburb Millgrove

Period - From 16/08/2022

to

15/08/2023

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	10 Pythias Ct MILLGROVE 3799	\$620,000	28/07/2023
2	3 Adrienne Ct MILLGROVE 3799	\$595,000	19/05/2023
3	7 Gillis St MILLGROVE 3799	\$585,000	30/06/2023

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:

16/08/2023 13:38

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Indicative Selling Price

\$590,000 - \$640,000

Median House Price

16/08/2022 - 15/08/2023: \$570,000



3 1 0

Property Type: House

Agent Comments

Comparable Properties



10 Pythias Ct MILLGROVE 3799 (REI)

Agent Comments

3 1 2

Price: \$620,000

Method: Private Sale

Date: 28/07/2023

Property Type: House

Land Size: 1492 sqm approx



3 Adrienne Ct MILLGROVE 3799 (VG)

Agent Comments

3 - -

Price: \$595,000

Method: Sale

Date: 19/05/2023

Property Type: House (Res)

Land Size: 881 sqm approx



7 Gillis St MILLGROVE 3799 (REI)

Agent Comments

3 1 3

Price: \$585,000

Method: Private Sale

Date: 30/06/2023

Property Type: House

Land Size: 1005 sqm approx