

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

9 Patrick Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$449,000 Property Type House Suburb Millgrove

Period - From 01/01/2020 to 31/03/2020 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 Wonga Rd MILLGROVE 3799	\$449,000	18/03/2020
2	50 Wonga Rd MILLGROVE 3799	\$458,000	04/02/2020
3	35 Patrick St MILLGROVE 3799	\$462,000	02/03/2020

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:

05/05/2020 11:24



Property Type: House (Previously Occupied - Detached)

Land Size: 659 sqm approx

Agent Comments

Comparable Properties

6 Wonga Rd MILLGROVE 3799 (REI)

Agent Comments



Price: \$449,000

Method: Private Sale

Date: 18/03/2020

Property Type: House

Land Size: 852 sqm approx



50 Wonga Rd MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$458,000

Method: Private Sale

Date: 04/02/2020

Property Type: House

Land Size: 857 sqm approx



35 Patrick St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$462,000

Method: Private Sale

Date: 02/03/2020

Property Type: House

Land Size: 663 sqm approx