



 2  1  2

Rooms:

Property Type: House

Land Size: 1600 sqm approx

Agent Comments

Comparable Properties

104 Wonga Rd MILLGROVE 3799 (REI/VG)

Agent Comments

 3  2  -

Price: \$345,000

Method: Private Sale

Date: 27/03/2017

Rooms: -

Property Type: House

Land Size: 837 sqm approx



39 Christine St MILLGROVE 3799 (REI)

Agent Comments

 3  2  1

Price: \$365,000

Method: Private Sale

Date: 19/05/2017

Rooms: 4

Property Type: House

Land Size: 738 sqm approx



16 Surrey Rd WARBURTON 3799 (REI/VG)

Agent Comments

 3  1  2

Price: \$375,000

Method: Private Sale

Date: 06/03/2017

Rooms: 4

Property Type: House

Land Size: 1113 sqm approx

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

51 Wonga Road, Millgrove Vic 3799

Indicative selling price

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

Range between \$330,000

&

\$360,000

Median sale price

Median price \$299,500

House

X

Suburb

Millgrove

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
104 Wonga Rd MILLGROVE 3799	\$345,000	27/03/2017
39 Christine St MILLGROVE 3799	\$365,000	19/05/2017
16 Surrey Rd WARBURTON 3799	\$375,000	06/03/2017