

# 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

45 Wonga Road, Millgrove Vic 3799

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$385,000

&

\$410,000

#### Median sale price

Median price \$408,000

House

X

Unit

Suburb Millgrove

Period - From 01/07/2017

to

30/06/2018

Source REIV

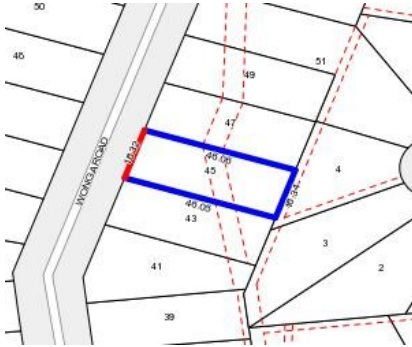
#### Comparable property sales (\*Delete A or B below as applicable)

**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	23 Ronald Gr MILLGROVE 3799	\$395,000	02/08/2018
2	75 Wonga Rd MILLGROVE 3799	\$408,000	12/09/2018
3	57 Wonga Rd MILLGROVE 3799	\$415,000	30/08/2018

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 844 sqm approx

Agent Comments

## Comparable Properties



**23 Ronald Gr MILLGROVE 3799 (REI)**

Agent Comments



**Price:** \$395,000

**Method:** Private Sale

**Date:** 02/08/2018

**Rooms:** 3

**Property Type:** House

**Land Size:** 679 sqm approx



**75 Wonga Rd MILLGROVE 3799 (REI)**

Agent Comments



**Price:** \$408,000

**Method:** Private Sale

**Date:** 12/09/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 1232 sqm approx



**57 Wonga Rd MILLGROVE 3799 (REI)**

Agent Comments



**Price:** \$415,000

**Method:** Private Sale

**Date:** 30/08/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 1443 sqm approx