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 James Street, Millgrove Vic 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$620,000		&		\$680,000				
Median sale price									
Median price	\$595,000	Pro	Property Type Hous		se		Suburb	Millgrove	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	7 Damon Ct MILLGROVE 3799	\$630,000	22/10/2024
2	66 Wonga Rd MILLGROVE 3799	\$652,500	08/10/2024
3	31 Christine St MILLGROVE 3799	\$680,000	23/09/2024

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:

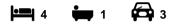
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Property Type: House Land Size: 659 sqm approx Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median House Price Year ending September 2024: \$595,000

Comparable Properties

7 Damon Ct MILLGROVE 3799 (REI/VG) 3 2 2 2 Price: \$630,000 Method: Private Sale Date: 22/10/2024 Property Type: House Land Size: 796 sqm approx	Agent Comments
66 Wonga Rd MILLGROVE 3799 (REI/VG) 3 1 2 Price: \$652,500 Method: Private Sale Date: 08/10/2024 Property Type: House Land Size: 831 sqm approx	Agent Comments
31 Christine St MILLGROVE 3799 (REI) 3 1 2 3 1 3 3 Price: \$680,000 Method: Private Sale Date: 23/09/2024 Property Type: House Land Size: 688 sqm approx	Agent Comments

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