

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

16A Hodge Court Millgrove VIC 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

House

Suburb

Millgrove

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 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

7 Winn Street Millgrove VIC 3799	\$485,000	10-Feb-21
26 McKenzie King Drive Millgrove VIC 3799	\$510,000	17-Mar-21
29 Wonga Road Millgrove VIC 3799	\$514,000	31-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 16 April 2021


7 Winn Street Millgrove VIC 3799

Sold Price

\$485,000

Sold Date

10-Feb-21
 2

 1

 1

Distance

0.34km

26 McKenzie King Drive Millgrove VIC 3799

Sold Price

^{RS} **\$510,000**

Sold Date

17-Mar-21
 3

 1

 -

Distance

0.09km

29 Wonga Road Millgrove VIC 3799

Sold Price

\$514,000

Sold Date

31-Oct-20
 3

 2

 2

Distance

0.13km
RS = Recent sale

UN = Undisclosed Sale

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