

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

11 Christine Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$385,000 & \$423,000

Median sale price

Median price \$425,000 Property Type House Suburb Millgrove

Period - From 15/04/2019 to 14/04/2020 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	10 Christine St MILLGROVE 3799	\$425,000	01/02/2020
2	14 Patricia St MILLGROVE 3799	\$415,000	24/01/2020
3	15 Patrick St MILLGROVE 3799	\$402,500	28/11/2019

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:

15/04/2020 18:57

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Indicative Selling Price

\$385,000 - \$423,000

Median House Price

15/04/2019 - 14/04/2020: \$425,000



Property Type: Land

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



10 Christine St MILLGROVE 3799 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 01/02/2020

Rooms: 8

Property Type: House

Land Size: 664 sqm approx



14 Patricia St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 24/01/2020

Rooms: 6

Property Type: House

Land Size: 669 sqm approx



15 Patrick St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$402,500

Method: Private Sale

Date: 28/11/2019

Rooms: 6

Property Type: House

Land Size: 648 sqm approx