

14 Patricia Street, Millgrove Vic 3799

BELL REAL ESTATE

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Indicative Selling Price

\$330,000 - \$363,000

Median House Price

Year ending March 2017: \$299,500



3 1 0

Rooms:

Property Type: House

Land Size: 669 sqm approx

Agent Comments

Comparable Properties



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



57 Mckenzie King Dr MILLGROVE 3799 (REI)

Agent Comments

3 1 2

Price: \$315,000

Method: Private Sale

Date: 01/06/2017

Rooms: 4

Property Type: House

Land Size: 646 sqm approx



21 Carroll Av MILLGROVE 3799 (REI/VG)

Agent Comments

3 1 -

Price: \$305,000

Method: Private Sale

Date: 14/02/2017

Rooms: 4

Property Type: House

Land Size: 670 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

14 Patricia Street, Millgrove Vic 3799

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$330,000

&

\$363,000

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 |
|------------------------------------|-----------|--------------|
| 39 Christine St MILLGROVE 3799 | \$365,000 | 19/05/2017 |
| 57 Mckenzie King Dr MILLGROVE 3799 | \$315,000 | 01/06/2017 |
| 21 Carroll Av MILLGROVE 3799 | \$305,000 | 14/02/2017 |