

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

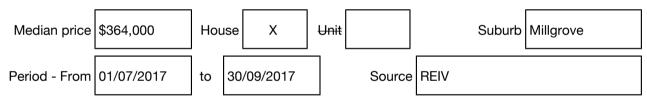
s |16 Carroll Avenue, Millgrove Vic 3799 d e

Indicative selling price

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

Range between	\$390,000	&	\$420,000

Median sale price



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	27 Carroll Av MILLGROVE 3799	\$410,000	02/11/2017
2	5 Essex St WARBURTON 3799	\$410,000	10/11/2017
3	1 Redcliffs Av WARBURTON 3799	\$412,000	29/11/2017

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



16 Carroll Avenue, Millgrove Vic 3799



Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au



Rooms: Property Type: House (Res) Land Size: 667 sqm approx Agent Comments Indicative Selling Price \$390,000 - \$420,000 Median House Price September quarter 2017: \$364,000

Comparable Properties

27 Carroll Av MILLGROVE 3799 (REI) → 3 → 1 → - Price: \$410,000 Method: Private Sale Date: 02/11/2017 Rooms: 6 Property Type: House Land Size: 712 sqm approx	Agent Comments
5 Essex St WARBURTON 3799 (REI) 3 1 2 2 Price: \$410,000 Method: Private Sale Date: 10/11/2017 Rooms: 7 Property Type: House Land Size: 1021 sqm approx	Agent Comments
1 Redcliffs Av WARBURTON 3799 (REI) Image: Price: 4 Image: Price: 2 Image: Price: 9 2 Price: \$412,000 Method: Private Sale Date: 29/11/2017 Rooms: 8 Property Type: House Land Size: 763 sqm approx	Agent Comments

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