

## 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

34 Carroll Avenue, Millgrove Vic 3799

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$380,000

&

\$400,000

#### Median sale price

Median price

\$412,000

House

X

Unit

Suburb

Millgrove

Period - From

01/10/2017

to

30/09/2018

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		
2		
3		

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.

34 Carroll Avenue, Millgrove Vic 3799



Team Yarra Valley

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**Indicative Selling Price**

\$380,000 - \$400,000

**Median House Price**

Year ending September 2018: \$412,000



2 1 2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 744 sqm approx

Agent Comments

## Comparable Properties



**47 McKenzie King Dr MILLGROVE 3799 (REI/VG)**

Agent Comments

1 1 2

**Price:** \$370,000

**Method:** Private Sale

**Date:** 31/10/2018

**Rooms:** 2

**Property Type:** House

**Land Size:** 596 sqm approx

**1 Whinwell St MILLGROVE 3799 (VG)**

Agent Comments

3 - -

**Price:** \$380,000

**Method:** Sale

**Date:** 01/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 891 sqm approx

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.