

# 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 William Crescent, 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 \$430,000

&

\$455,000

### Median sale price

Median price \$410,000

Property Type House

Suburb Millgrove

Period - From 01/10/2018

to 30/09/2019

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	9 Cavanagh Rd MILLGROVE 3799	\$455,000	16/09/2019
2	17 Dee Rd MILLGROVE 3799	\$455,000	14/07/2019
3	3 Winn St MILLGROVE 3799	\$450,000	19/08/2019

**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:

31/12/2019 12:22



 4    2    2

**Property Type:** House  
**Land Size:** 679 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$430,000 - \$455,000  
**Median House Price**  
Year ending September 2019: \$410,000

## Comparable Properties



**9 Cavanagh Rd MILLGROVE 3799 (REI/VG)**

**Agent Comments**

 4    2    1

**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 16/09/2019  
**Property Type:** House  
**Land Size:** 660 sqm approx



**17 Dee Rd MILLGROVE 3799 (REI/VG)**

**Agent Comments**

 4    1    2

**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 14/07/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 846 sqm approx



**3 Winn St MILLGROVE 3799 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 19/08/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 653 sqm approx