# 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									
Range betweer	n \$430,000		&		\$455,000				
Median sale price									
Median price	\$410,000	Pro	Property Type Hou		ISE		Suburb	Millgrove	
Period - From	01/10/2018	to	30/09/2019	)	So	ource	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.

Ade	dress 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









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) 4 2 0 1 Price: \$455,000 Method: Private Sale Date: 16/09/2019 Property Type: House Land Size: 660 sqm approx	Agent Comments
17 Dee Rd MILLGROVE 3799 (REI/VG) 4 1 2 Price: \$455,000 Method: Private Sale Date: 14/07/2019 Rooms: 7 Property Type: House Land Size: 846 sqm approx	Agent Comments
3 Winn St MILLGROVE 3799 (REI/VG) 3 1 1 1 1 Price: \$450,000 Method: Private Sale Date: 19/08/2019 Rooms: 6 Property Type: House Land Size: 653 sqm approx	Agent Comments

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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.