

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

16A Hodge Court, Millgrove Vic 3799

Indicative selling price

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

Range between \$390,000 & \$429,000

Median sale price

Median price \$413,500 House X Unit Suburb Millgrove

Period - From 01/01/2018 to 31/12/2018 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	7 Hodge Ct MILLGROVE 3799	\$427,000	28/02/2019
2	13 Wonga Rd MILLGROVE 3799	\$425,000	24/01/2019
3	50 Carroll Av MILLGROVE 3799	\$405,000	03/11/2018

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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Indicative Selling Price

\$390,000 - \$429,000

Median House Price

Year ending December 2018: \$413,500



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 694 sqm approx

Agent Comments

Comparable Properties



7 Hodge Ct MILLGROVE 3799 (REI)

Agent Comments



Price: \$427,000

Method: Private Sale

Date: 28/02/2019

Rooms: 6

Property Type: House

Land Size: 1115 sqm approx



13 Wonga Rd MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 24/01/2019

Rooms: 6

Property Type: House

Land Size: 822 sqm approx

50 Carroll Av MILLGROVE 3799 (VG)

Agent Comments



Price: \$405,000

Method: Sale

Date: 03/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 671 sqm approx