

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

57 Wonga Road, Millgrove Vic 3799

Indicative selling price

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

Range between \$370,000

&

\$400,000

Median sale price

Median price \$408,000

House

X

Unit

Suburb Millgrove

Period - From 01/07/2017

to

30/06/2018

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	23 Ronald Gr MILLGROVE 3799	\$395,000	02/08/2018
2	147 Wonga Rd MILLGROVE 3799	\$390,000	19/07/2018
3	25 Christine St MILLGROVE 3799	\$370,000	09/05/2018

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.



3 1 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1443 sqm approx

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median House Price

Year ending June 2018: \$408,000

Comparable Properties



23 Ronald Gr MILLGROVE 3799 (REI)

Agent Comments

2 1 -

Price: \$395,000

Method: Private Sale

Date: 02/08/2018

Rooms: 3

Property Type: House

Land Size: 679 sqm approx



147 Wonga Rd MILLGROVE 3799 (REI)

Agent Comments

3 1 2

Price: \$390,000

Method: Private Sale

Date: 19/07/2018

Rooms: 6

Property Type: House

Land Size: 1843 sqm approx



25 Christine St MILLGROVE 3799 (REI/VG)

Agent Comments

3 1 2

Price: \$370,000

Method: Private Sale

Date: 09/05/2018

Rooms: -

Property Type: House

Land Size: 662 sqm approx