

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

3 Whinwell Street, Millgrove Vic 3799

Indicative selling price

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

Single price

\$345,000

Median sale price

Median price

\$565,000

Property Type

House

Suburb

Millgrove

Period - From

13/03/2023

to

12/03/2024

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	44 Wonga Rd MILLGROVE 3799	\$300,000	19/11/2023
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.

This Statement of Information was prepared on:

13/03/2024 09:02

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Indicative Selling Price
\$345,000

Median House Price
13/03/2023 - 12/03/2024: \$565,000



Property Type: Land
Land Size: 792 sqm approx
Agent Comments

Comparable Properties



44 Wonga Rd MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 19/11/2023
Property Type: Land
Land Size: 850 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.