

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

20 Patricia Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$345,000 & \$375,000

Median sale price

Median price \$415,000 Property Type House Suburb Millgrove

Period - From 01/10/2019 to 31/12/2019 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 Derby St WARBURTON 3799	\$345,000	11/10/2019
2	5 Margaret Ct MILLGROVE 3799	\$375,000	22/09/2019
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:

11/03/2020 09:34



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Property Type: House (Previously Occupied - Detached)
Land Size: 672 sqm approx
Agent Comments

Indicative Selling Price
\$345,000 - \$375,000
Median House Price
December quarter 2019: \$415,000

Comparable Properties



9 Derby St WARBURTON 3799 (REI/VG)

Agent Comments

 2  1  1

Price: \$345,000
Method: Private Sale
Date: 11/10/2019
Rooms: 6
Property Type: House
Land Size: 696 sqm approx



5 Margaret Ct MILLGROVE 3799 (REI/VG)

Agent Comments

 2  1  1

Price: \$375,000
Method: Private Sale
Date: 22/09/2019
Property Type: House
Land Size: 780 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.