

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

7 Winn Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$440,000 Property Type House Suburb Millgrove

Period - From 01/01/2020 to 31/12/2020 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	34 Mckenzie King Dr MILLGROVE 3799	\$455,000	07/10/2020
2	5 Bacchus Cr MILLGROVE 3799	\$440,000	01/10/2020
3	13 Patricia St MILLGROVE 3799	\$421,000	29/10/2020

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:

03/02/2021 11:16



 2  1  1

Property Type: House
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median House Price
Year ending December 2020: \$440,000

Comparable Properties



34 McKenzie King Dr MILLGROVE 3799 (REI/VG)

Agent Comments

 4  1  2

Price: \$455,000
Method: Private Sale
Date: 07/10/2020
Property Type: House
Land Size: 675 sqm approx



5 Bacchus Cr MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  1

Price: \$440,000
Method: Private Sale
Date: 01/10/2020
Property Type: House
Land Size: 798 sqm approx



13 Patricia St MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  2

Price: \$421,000
Method: Private Sale
Date: 29/10/2020
Property Type: House
Land Size: 665 sqm approx