## 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 betweer	etween \$420,000		&		\$460,000				
Median sale pr	rice								
Median price	\$440,000	Pro	Property Type House		se s		Suburb	Millgrove	
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Ade	dress 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









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) 4 1 2 Price: \$455,000 Method: Private Sale Date: 07/10/2020 Property Type: House Land Size: 675 sqm approx	Agent Comments
5 Bacchus Cr MILLGROVE 3799 (REI/VG) 3 1 1 1 Price: \$440,000 Method: Private Sale Date: 01/10/2020 Property Type: House Land Size: 798 sqm approx	Agent Comments
13 Patricia St MILLGROVE 3799 (REI/VG)   1 1 2   Price: \$421,000   Method: Private Sale   Date: 29/10/2020   Property Type: House   Land Size: 665 sqm approx	Agent Comments

Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.