

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

25 Patrick Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$385,000 & \$415,000

Median sale price

Median price \$413,500 House X Unit Suburb Millgrove

Period - From 01/01/2018 to 31/12/2018 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	1 Whinwell St MILLGROVE 3799	\$380,000	01/11/2018
2	38 Cavanagh Rd MILLGROVE 3799	\$380,000	15/11/2018
3	12 Hearse Rd MILLGROVE 3799	\$400,000	08/10/2018

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: 654 sqm approx

Agent Comments

Indicative Selling Price
\$385,000 - \$415,000
Median House Price
Year ending December 2018: \$413,500

Comparable Properties

1 Whinwell St MILLGROVE 3799 (VG)

Agent Comments

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Price: \$380,000

Method: Sale

Date: 01/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 891 sqm approx



38 Cavanagh Rd MILLGROVE 3799 (VG)

Agent Comments

 3  -  -

Price: \$380,000

Method: Sale

Date: 15/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 1115 sqm approx



12 Hearse Rd MILLGROVE 3799 (REI/VG)

Agent Comments

 2  1  2

Price: \$400,000

Method: Private Sale

Date: 08/10/2018

Rooms: 7

Property Type: House

Land Size: 788 sqm approx