

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 Tulloch Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$411,000

House

X

Unit

Suburb Millgrove

Period - From 01/04/2018

to

31/03/2019

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	7 Damon Ct MILLGROVE 3799	\$420,000	17/04/2019
2	7 Hodge Ct MILLGROVE 3799	\$427,000	28/02/2019
3	18 Kent St WARBURTON 3799	\$435,000	22/05/2019

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.



Rooms:

Property Type: House (Res)

Land Size: 832 sqm approx

Agent Comments

Comparable Properties



7 Damon Ct MILLGROVE 3799 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 17/04/2019

Rooms: 4

Property Type: House

Land Size: 796 sqm approx



7 Hodge Ct MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$427,000

Method: Private Sale

Date: 28/02/2019

Rooms: 6

Property Type: House

Land Size: 1115 sqm approx



18 Kent St WARBURTON 3799 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 22/05/2019

Rooms: 5

Property Type: House

Land Size: 1275 sqm approx