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

14 James Street, Millgrove Vic 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$540,000		&		\$590,000				
Median sale price									
Median price	\$605,000	Pro	Property Type Hous		se s		Suburb	Millgrove	
Period - From	01/01/2024	to	31/12/2024		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	37 Carroll Av MILLGROVE 3799	\$605,000	07/12/2024
2	40 Wonga Rd MILLGROVE 3799	\$590,000	27/11/2024
3	3026 Warburton Hwy MILLGROVE 3799	\$555,000	27/11/2024

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:

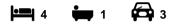
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Property Type: House Land Size: 659 sqm approx Agent Comments Indicative Selling Price \$540,000 - \$590,000 Median House Price Year ending December 2024: \$605,000

Comparable Properties

Characteristics	37 Carroll Av MILLGROVE 3799 (REI/VG) 1 1 1 1 Price: \$605,000 Method: Private Sale Date: 07/12/2024 Property Type: House Land Size: 665 sqm approx	Agent Comments
	40 Wonga Rd MILLGROVE 3799 (REI/VG) 3 1 2 - Price: \$590,000 Method: Private Sale Date: 27/11/2024 Property Type: House Land Size: 1006 sqm approx	Agent Comments
	3026 Warburton Hwy MILLGROVE 3799 (REI/VG) 3 1 Price: \$555,000 Method: Private Sale Date: 27/11/2024 Property Type: House Land Size: 646 sqm approx	Agent Comments

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