

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

2 Bedford Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$615,000

Property Type House

Suburb Millgrove

Period - From 01/10/2021

to 30/09/2022

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	11 Pierre Ct MILLGROVE 3799	\$540,000	16/06/2022
2	7 Vera Ct MILLGROVE 3799	\$520,000	02/09/2022
3	3 Patricia St MILLGROVE 3799	\$520,000	17/05/2022

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:

03/11/2022 17:04



 3  2  1

Property Type: House
Land Size: 645 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
Year ending September 2022: \$615,000

Comparable Properties



11 Pierre Ct MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  -

Price: \$540,000
Method: Private Sale
Date: 16/06/2022
Property Type: House
Land Size: 842 sqm approx



7 Vera Ct MILLGROVE 3799 (REI)

Agent Comments

 2  1  1

Price: \$520,000
Method: Private Sale
Date: 02/09/2022
Property Type: House
Land Size: 842 sqm approx



3 Patricia St MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  2

Price: \$520,000
Method: Private Sale
Date: 17/05/2022
Property Type: House
Land Size: 660 sqm approx