# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address Including suburb and postcode	
1	

#### 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	Pro	perty 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

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

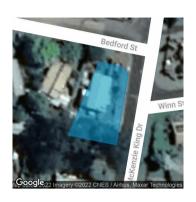
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/11/2022 17:04
--	------------------



Date of sale











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)





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



7 Vera Ct MILLGROVE 3799 (REI)





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



3 Patricia St MILLGROVE 3799 (REI/VG)

**--**3



Price: \$520.000 Method: Private Sale Date: 17/05/2022 Property Type: House Land Size: 660 sqm approx Agent Comments

Account - Property Partners in Real Estate | P: 0429888367



