### 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	23 Tulloch Street, Millgrove Vic 3799
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$605,000	Pro	perty Type	House		Suburb	Millgrove
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	7 Damon Ct MILLGROVE 3799	\$630,000	22/10/2024
2	13 York St WARBURTON 3799	\$600,000	21/10/2024
3	66 Wonga Rd MILLGROVE 3799	\$652,500	08/10/2024

#### OR

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

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Property Type: House Land Size: 932 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$590,000 - \$640,000 **Median House Price** Year ending December 2024: \$605,000

## Comparable Properties



7 Damon Ct MILLGROVE 3799 (REI/VG)

Price: \$630,000 Method: Private Sale Date: 22/10/2024 Property Type: House Land Size: 796 sqm approx **Agent Comments** 



13 York St WARBURTON 3799 (REI/VG)

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**Agent Comments** 

Price: \$600,000 Method: Private Sale Date: 21/10/2024

Property Type: House (Res) Land Size: 976 sqm approx



66 Wonga Rd MILLGROVE 3799 (REI/VG)

Price: \$652,500 Method: Private Sale Date: 08/10/2024 Property Type: House

Land Size: 831 sqm approx

**Agent Comments** 

Account - Property Partners in Real Estate | P: 0429888367





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