

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

15 Patrick Street, Millgrove Vic 3799

Indicative selling price

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

Range between \$410,000 & \$430,000

Median sale price

Median price \$417,500 Property Type House Suburb Millgrove

Period - From 01/07/2018 to 30/06/2019 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	16a Hodge Ct MILLGROVE 3799	\$428,000	07/05/2019
2	57 McKenzie King Dr MILLGROVE 3799	\$420,000	15/05/2019
3	7 Damon Ct MILLGROVE 3799	\$420,000	17/04/2019

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.~~

This Statement of Information was prepared on:

14/10/2019 09:32

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Indicative Selling Price
 \$410,000 - \$430,000
Median House Price
 Year ending June 2019: \$417,500



Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx
 Agent Comments

Comparable Properties



16a Hodge Ct MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$428,000
Method: Private Sale
Date: 07/05/2019
Rooms: 5
Property Type: House
Land Size: 649.10 sqm approx



57 McKenzie King Dr MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 15/05/2019
Property Type: House
Land Size: 646 sqm approx



7 Damon Ct MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 17/04/2019
Rooms: 4
Property Type: House
Land Size: 796 sqm approx