



 3    1    2

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 663m2 sqm approx  
**Agent Comments**

## Comparable Properties



6 Bedford St MILLGROVE 3799 (REI/VG)

**Agent Comments**

 3    1    2

**Price:** \$302,000  
**Method:** Private Sale  
**Date:** 12/05/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 668 sqm approx



21 Carroll Av MILLGROVE 3799 (REI/VG)

**Agent Comments**

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**Price:** \$305,000  
**Method:** Private Sale  
**Date:** 14/02/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 670 sqm approx



57 Mckenzie King Dr MILLGROVE 3799 (REI)

**Agent Comments**

 3    1    2

**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 01/06/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 646 sqm approx

## 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 Pierre Court, Millgrove Vic 3799

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$300,000 & \$330,000

#### Median sale price

Median price \$299,500 House X Suburb Millgrove

Period - From 01/04/2016 to 31/03/2017 Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6 Bedford St MILLGROVE 3799	\$302,000	12/05/2017
21 Carroll Av MILLGROVE 3799	\$305,000	14/02/2017
57 Mckenzie King Dr MILLGROVE 3799	\$315,000	01/06/2017