

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	16 Carroll Avenue, Millgrove Vic 3799
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Indicative selling price

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

Range between	\$390,000	&	\$420,000
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Median sale price

Median price	\$364,000	House	X	Unit		Suburb	Millgrove
Period - From	01/07/2017	to	30/09/2017	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	27 Carroll Av MILLGROVE 3799	\$410,000	02/11/2017
2	5 Essex St WARBURTON 3799	\$410,000	10/11/2017
3	1 Redcliffs Av WARBURTON 3799	\$412,000	29/11/2017

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.



Rooms:
Property Type: House (Res)
Land Size: 667 sqm approx
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median House Price
September quarter 2017: \$364,000

Comparable Properties



27 Carroll Av MILLGROVE 3799 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 02/11/2017
Rooms: 6
Property Type: House
Land Size: 712 sqm approx



5 Essex St WARBURTON 3799 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 10/11/2017
Rooms: 7
Property Type: House
Land Size: 1021 sqm approx



1 Redcliffs Av WARBURTON 3799 (REI)

Agent Comments



Price: \$412,000
Method: Private Sale
Date: 29/11/2017
Rooms: 8
Property Type: House
Land Size: 763 sqm approx