



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

113 Wonga Road, Millgrove, VIC 3799

INDICATIVE SELLING PRICE

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

Range Between \$145,000 & \$159,500

MEDIAN SALE PRICE

Median price \$215,000 | Land | Millgrove (3799)

Period - From 1 January 2018 to 17 January 2019 | Source - Pricefinder

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
4 WATERLOO AVENUE, WARBURTON VIC 3799	\$170,000	03/01/2018
40 WELLINGTON ROAD, WARBURTON VIC 3799	\$190,000	24/04/2018
65 WONGA ROAD, MILLGROVE VIC 3799	\$215,000	25/01/2018