

Samantha Price 5967 1277 0438 795 190

samantha@bellrealestate.com.au

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

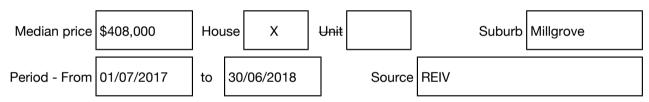
13 Cavanagh Road, Millgrove Vic 3799

# Indicative selling price

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

Range between	\$450,000	&	\$495,000
Range between	\$450,000	&	\$495,000

#### Median sale price



#### 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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

#### Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807

#### Generated: 31/08/2018 16:34

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: House Land Size: 1262 sqm approx Agent Comments Samantha Price 5967 1277 0438 795 190 samantha@bellrealestate.com.au

Indicative Selling Price \$450,000 - \$495,000 Median House Price Year ending June 2018: \$408,000

# **Comparable Properties**

135 Dee Rd MILLGROVE 3799 (REI/VG) 3 2 2 2 Price: \$520,000 Method: Private Sale Date: 29/03/2018 Rooms: 5 Property Type: House Land Size: 2338 sqm approx	Agent Comments
17 Wonga Rd MILLGROVE 3799 (REI) 4 2 - Price: \$490,000 Method: Private Sale Date: 14/08/2018 Rooms: - Property Type: House	Agent Comments

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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807

propertydata

Generated: 31/08/2018 16:34

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

