

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	9 Cavanagh Road, Millgrove Vic 3799
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Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$417,500"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Millgrove"/>
Period - From	<input type="text" value="01/07/2018"/>	to	<input type="text" value="30/06/2019"/>	Source	<input type="text" value="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	25 Tulloch St MILLGROVE 3799	\$455,500	04/06/2019
2	17 Dee Rd MILLGROVE 3799	\$455,000	14/07/2019
3	12 Vera Ct MILLGROVE 3799	\$450,000	11/07/2019

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.~~

9 Cavanagh Road, Millgrove Vic 3799



Team Yarra Valley

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03 5966 2800

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Indicative Selling Price

\$440,000 - \$470,000

Median House Price

Year ending June 2019: \$417,500



4 2 1

Rooms:

Property Type: House (Res)

Land Size: 659 sqm approx

Agent Comments

Comparable Properties

25 Tulloch St MILLGROVE 3799 (REI/VG)

Agent Comments

4 - 2

Price: \$455,500

Method: Private Sale

Date: 04/06/2019

Rooms: 1

Property Type: House

Land Size: 831 sqm approx



17 Dee Rd MILLGROVE 3799 (REI)

Agent Comments

4 1 2

Price: \$455,000

Method: Private Sale

Date: 14/07/2019

Rooms: 7

Property Type: House

Land Size: 846 sqm approx



12 Vera Ct MILLGROVE 3799 (REI)

Agent Comments

3 2 2

Price: \$450,000

Method: Private Sale

Date: 11/07/2019

Rooms: -

Property Type: House

Land Size: 832 sqm approx