

# 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

33 Cavanagh Road, 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 \$400,000

&

\$440,000

### Median sale price

Median price \$415,000

Property Type House

Suburb Millgrove

Period - From 01/01/2019

to 31/12/2019

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	17 Patricia St MILLGROVE 3799	\$415,000	15/10/2019
2	8 Patrick St MILLGROVE 3799	\$415,000	04/12/2019
3	15 Patrick St MILLGROVE 3799	\$402,500	28/11/2019

**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.~~

This Statement of Information was prepared on:

03/02/2020 11:06



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**Property Type:** House  
**Land Size:** 1079 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median House Price**  
Year ending December 2019: \$415,000

## Comparable Properties



**17 Patricia St MILLGROVE 3799 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 15/10/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 664 sqm approx



**8 Patrick St MILLGROVE 3799 (REI)**

**Agent Comments**

 3    2    -

**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 04/12/2019  
**Property Type:** House  
**Land Size:** 686 sqm approx



**15 Patrick St MILLGROVE 3799 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$402,500  
**Method:** Private Sale  
**Date:** 28/11/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 648 sqm approx